

OMNI HOME INSPECTION

46 Rowe Ct.
Bethany CT. 06524
203-393-3436
Lic# H.O.I. 415

INSPECTION REPORT
PREPARED EXCLUSIVELY
FOR

John and Jane Doe

OMNI HOME INSPECTION

46 Rowe Ct.
Bethany CT. 06524
203-393-3436
Lic# H.O.I. 415

05/25/2004

RE: 50 Main St.

Dear John and Jane

At your request, and in your presence, a visual inspection of the above referenced property was conducted on **05/25/04** This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. An earnest effort was 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. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home is in **Good** condition structurally and mechanically, was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has had average to little maintenance over the years. However the following items should be considered structurally or otherwise significant and should be addressed:

BUILDING EXTERIOR

EXTERIOR WALLS & SIDING:

STRUCTURAL DEFICIENCIES:

Minor damage is noted, there are some broken, worn and loose shingles recommend repairing to avoid damage to the structure. There are areas where the siding is in contact and below the masonry stoops. It is recommended adding roll flashing along these areas to eliminate contact and divert the water away from the structure. This is a barrier to prevent water from damaging the main structure over time.

OVERALL CONDITION:

The body of the building is in fair condition, some areas of the building will need repairs as soon as possible to avoid further deterioration and or replacement of some components.

ENTRY DOORS:

BASEMENT ENTRY:

Steel hatchway is at the end of its useful life. The left side door is detached at the hinge and is not functioning properly recommend replacing. Budget of \$600.00 - \$800.00.

TERMITE ACTIVITY:

Evidence of termite damage was noted but no active termites were viewed. We recommend a licensed pest control operator be called in to make an inspection for wood destroying organisms, and to make a further evaluation of the status of such activity to determine if treatment is needed.

OTHER EXTERIOR FEATURES:

OPEN DECKS:

The rear deck to the 3-season room is not attached to the structure securely and has excessive movement. The guardrail is loose and there are no baluster's and handrail is not installed. Recommend repairing these safety issues before use of this porch. The addition is supported by 2 concrete block piers and one wood pier these conditions are detrimental to termite control and should be replaced with treated solid timbers. Viewing was restricted by decretive lattice at the skirt. Budget for repairs \$900.00-\$1200.00.

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PORCHES:

Wood rot is noted in the following locations: Roof support posts at their bases where they bear on the brick deck at the front entrance. Recommend removing a section at the bottom and replacing with a rot resistant material. Budget of \$100.00.

GENERAL COMMENTS:

The outer surface of the house has been somewhat neglected but with proper and swift action it can be brought to a satisfactory condition.

GARAGE - CARPORT

GENERAL COMMENTS:

This garage is a two car detached building with two overhead doors. There is power to the unit; the unit is in a declining state of repair with little to no maintenance. The foundation is wood timber and shows several areas of deterioration due to insects and rot. There appeared to be more than one type of insect damage one of which may be powder post beetles as well as termites and carpenter ants. The garage appears to be structurally sound at this time but in need of major repairs. The majority of the siding is in contact with the ground and trim elements around the overhead doors are rotted as well. It is recommended contacting a qualified contractor for further evaluation and pricing for repairs.

ROOF SYSTEM

GENERAL COMMENTS:

On the South side the widow above the 3 season room is at roof level and the flashing that is under the window has many holes. This problem should be addressed by replacing the flashing. Prolonged water infiltration will damage the structure of the house.

ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION:

Overhead- 110/220 Volt- Circuit breakers- The service drop wire that supply's the electricity to the house is routed along the house without a conduit (protective tubing) and shows signs of fraying and should be addressed by a qualified contractor.

ELECTRICAL PANELS:

Inspector Notes:

Circuit and wire sizing correct so far as visible at the panel. The 40-amp 220-breaker wiring is correct in the panel but wires that they connect to in the junction box appear to be undersized for the circuit, this is a safety issue. Smaller branch wiring than the breakers maximum trip rating can over heat before the breaker trips potential for fire exists. Have a licensed electrician make further evaluation and corrections as needed. Unused openings in the panel are missing covers and need to be covered. This service appears to be upgraded from a fused system, there is a junction box at the panel area, which connects the original metal-jacketed branch wires to the panel with romex wires. Plastic jacketed wires with ground have also been added and these are mostly taped off the main panel system is grounded to earth. This service is undersized and should be upgraded to at least a 100 amp system.

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CONDUCTORS:

ENTRANCE CABLES:

Aluminum with no anti-oxidant paste this should be applied to prevent overheating which can pose a safety hazard. Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste, applied to the exposed ends of wiring and provided to prevent the formation of non-conductive aluminum oxide. While no signs of overheating or problems are evident at this point in time, you should request your electrician apply some to the above mentioned wires the next time he is called out for other work.

SWITCHES & OUTLETS:

CONDITION:

Some grounded type outlets did not appear to be properly grounded. Reverse polarity is noted at at least one outlet in dining area. Reversed polarity in an outlet is simply the improper connection of wires to the outlet itself, and is easily correctable. Because of the nature of this work however, I suggest you leave the repair to a licensed electrician. Some electronic appliances sustain damage when connected to reversed polarity outlets.

Each of the items mentioned in this summary will likely require further evaluation and repair by licensed professionals or tradespeople. Obtain competitive estimates for these items. Prices quoted for repairs are to be considered guide lines only based on our experience and should not be considered to be proposals or exact quotes. Actual costs could be substantially more or less depending on varying grades of materials and the actual work involved, some of which may not be apparent until repairs started. *Please review the entire inspection report carefully, other items contained here may also be considered significant and should be addressed as well.*

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the summary report or the home inspection, please feel free to call us.

Sincerely,

Lawrence Buono

Lawrence Buono
OMNI HOME INSPECTION

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INSPECTION CONDITIONS

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WARNING.....This report cannot be sold or transferred! The client agrees to indemnify, defend and hold harmless this inspection firm from third party claims relating to this inspection report.

CLIENT & SITE INFORMATION:

FILE #:	02304.
INSPECTOR:	Lawrence Buono.
LICENSE #:	#415.
INSPECTION DATE:	May 25, 2004.
TIME IN:	9:00 am.
TIME OUT:	11:45 am.
CLIENT NAME:	John and Jane Doe.
MAILING ADDRESS:	21 Main St. Woodbridge CT. 06525.
CLIENT PHONE:	203-393-3436.
CLIENT FAX:	None.
CLIENT E-MAIL:	Omnico@peoplepc.com.
INSPECTION SITE:	50 Main St. Milford, CT 06460.
INSPECTION SITE PHONE:	None.

CLIMATIC CONDITIONS:

CURRENT WEATHER:	Overcast.
RECENT WEATHER:	Partly Cloudy.
SOIL CONDITIONS:	Damp.
WATER CONCERNS:	None apparent at this time.
OUTSIDE TEMPERATURE:	60 Degrees.

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BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:	East.
AGE OF HOUSE:	40-50yrs.
BUILDING TYPE:	1 Family.
CONSTRUCTION:	Wood Frame.
FOUNDATION :	Poured Concrete.
ROOF DESIGN:	Gable.
LEVELS:	2
BELOW GRADE:	Basement.

UTILITY SERVICES:

WATER SOURCE:	Public.
SEWAGE DISPOSAL:	Sewers.
PUBLIC UTILITIES:	Water, Cable, Gas, Phone, Electric.
PRIVATE UTILITIES	None.
UTILITIES STATUS:	All utilities on.

OTHER INFORMATION:

AREA:	Town.
HOUSE OCCUPIED?	Yes.
CLIENT PRESENT:	Yes.
PEOPLE PRESENT:	Purchaser, Homeowner, Purchasers father.
LISTING AGENCY:	Private transaction.

PAYMENT INFORMATION:

INSPECTION PACKAGE:	Basic home inspection package.
PACKAGE FEE:	\$325.00.
TERMITE INSPECTION:	Included in package.
ASBESTOS SURVEY:	NOT INCLUDED AT PURCHASERS REQUEST.
RADON SCREENING:	\$75.00.
LEAD INSPECTION:	NOT INCLUDED AT PURCHASERS REQUEST.
TOTAL FEE:	\$400.00.
PAID BY:	Check.

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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. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. 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, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection unless otherwise agreed include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, our liability will be limited to the fee paid for the basic home inspection service only, lab work and or other professional services provided by or through Independent Home Inspections are non-refundable. Refund of said fees will be considered full and final settlement of all claims presented to us, and hold, Independent Home Inspections harmless from any and all future claims presented to us relating from services we provided for you. In the event of a claim, the you, the client will allow the Independent Home Inspections to inspect the claim prior to any repairs, or waive the right to make the claim. You the client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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PROPERTY PHOTOS

PROPERTY PHOTOGRAPHS:

FRONT VIEW:
REAR VIEW:
LEFT SIDE:
RIGHT SIDE:

Faces east.
Faces west.
Faces south.
Faces north.

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GROUNDS & LANDSCAPING

CONDITION DEFINITIONS:

- GOOD** - *Satisfactory with normal wear and tear*
FAIR - *Satisfactory but declining in usefulness*
POOR - *Unsatisfactory in need of immediate repair or replacement*
SERVICEABLE - *Fit for use or in working order without regard to age*

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE:	Asphalt.
CONDITION:	Appears serviceable- Cracks noted are typical.

SIDEWALKS:

TYPE:	Asphalt- Concrete.
CONDITION:	Appears serviceable- Cracks noted are moderate and should be repaired to prevent further damage. One common method would be to scrape all loose debris and dirt and fill cracks with a masonry caulk or patching cement.

LANDSCAPING:

CONDITION:	Maintenance needed in some areas throughout otherwise serviceable.
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GRADING:

SITE:	Flat site.
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EXTERIOR STAIRS/STOOPS:

CONDITION:

Front stairs and landing are brick and appear serviceable. Some minor re-pointing is needed in a few areas. (Scraping and patching the mortar of the brick joints)

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BUILDING EXTERIOR

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and exterior. Masonry walls commonly develop minor settlement or shrinkage cracks over time, and should be calked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. This report is not intended as a termite clearance.

FOUNDATION EXTERIOR:

PREDOMINANT
MATERIALS:
STRUCTURAL
DEFICIENCIES:
SETTLEMENT
CRACKS:

Poured concrete.

None noted.

Minor settlement cracks are noted. None of the cracks appear significant.

EXTERIOR WALLS & SIDING:

PREDOMINANT
MATERIALS:
STRUCTURAL
DEFICIENCIES:

Cedar shakes.

Minor damage is noted, there are some broken, worn and loose shingles recommend repairing to avoid damage to the structure. There are areas where the siding is in contact and below the masonry steps. It is recommended adding roll flashing along these areas to eliminate contact and divert the water away from the structure. This is a barrier to prevent water from damaging the main structure over time.

AREAS OF
DETERIORATION:

The paint is peeling throughout and needs to be addressed, to preserve the life of the shingles.

RECOMMENDED
MAINTENANCE:

Paint and caulk where needed as well as repairing broken or loose shingles.

OVERALL CONDITION:

The body of the building is in fair condition, some areas of the building will need repairs as soon as possible to avoid further deterioration and or replacement of some components.

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CHIMNEY:

TYPE/CONDITION:

Brick- Mortar joints will need to be re-pointed in some areas to prevent further erosion. (See description above)

WINDOW WELLS

There is a window well on the north side of the house which, is at sidewalk level. Recommend that all debris and soil be removed to at least 6" below the windowsill and several inches of gravel at the base of the well be added. Also consider adding plastic or other weather resistant type of dome well covers to aid in controlling water infiltration.

WINDOWS:

PREDOMINANT TYPE:

Vinyl replacement- Double Hung- With insulated glass.

OVERALL CONDITION:

Good at the exterior.

TYPE & CONDITION
OF SILLS:

Wood.-Serviceable condition.

ENTRY DOORS:

MAIN ENTRY:

Wood-Serviceable condition.

SIDE ENTRY:

Steel-Serviceable condition.

BASEMENT ENTRY:

Steel hatchway is at the end of its useful life. The left side door is detached at the hinge and is not functioning properly recommend replacing. Budget of \$600.00 - \$800.00.

OTHER EXTERIOR
DOORS:

Wood slider with insulated glass off the rear 3 season room. This door is new and working properly.

TERMITE ACTIVITY:

Evidence of termite damage was noted but no active termites were viewed. We recommend a licensed pest control operator be called in to make an inspection for wood destroying organisms, and to make a further evaluation of the status of such activity to determine if treatment is needed.

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OTHER EXTERIOR FEATURES:

OPEN DECKS:

The rear deck to the 3-season room is not attached to the structure securely and has excessive movement. The guardrail is loose and there are no baluster's and handrail is not installed. Recommend repairing these safety issues before use of this porch. The addition is supported by 2 concrete block piers and one wood pier these conditions are detrimental to termite control and should be replaced with treated solid timbers. Viewing was restricted by decorative lattice at the skirt. Budget for repairs \$900.00-\$1200.00.

PORCHES:

Wood rot is noted in the following locations: Roof support posts at there bases where they bear on the brick deck at the front entrance. Recommend removing a section at the bottom and replacing with a rot resistant material. Budget of \$100.00.

TRIM ELEMENTS:

There are several trim elements mostly crown moldings that protrude past the siding. It is recommended that the elements are properly flashed and maintained to prevent water penetration.

GENERAL COMMENTS:

The outer surface of the house has been somewhat neglected but with proper and swift action it can be brought to a satisfactory condition.

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GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

GENERAL COMMENTS:

This garage is a two car detached building with two overhead doors. There is power to the unit; the unit is in a declining state of repair with little to no maintenance. The foundation is wood timber and shows several areas of deterioration due to insects and rot. There appeared to be more than one type of insect damage one of which may be powder post beetles as well as termites and carpenter ants. The garage appears to be structurally sound at this time but in need of major repairs. The majority of the siding is in contact with the ground and trim elements around the overhead doors are rotted as well. It is recommended contacting a qualified contractor for further evaluation and pricing for repairs.

TYPE:

LOCATION:

Detached.

ROOF:

CONDITION:

Appears serviceable.

FLOOR:

CONDITION:

Typical cracks noted.

GARAGE DOOR(S):

CONDITION:

These doors are near or at the end of there useful life and show signs of rot. Automatic door opener's are operational, Automatic reverse feature is functioning, Door opener tension needs adjustment however, to insure safe conditions.

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MISCELLANEOUS:

Stored items restrict full viewing of the garage area.

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ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

GENERAL COMMENTS:

On the South side the widow above the 3 season room is at roof level and the flashing that is under the window has many holes. This problem should be addressed by replacing the flashing. Prolonged water infiltration will damage the structure of the house.

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Viewed from ground with binoculars.

ROOF COVERING
STATUS:

Appears to have been recently installed within the last four years and is in good condition. There is a ridge vent installed along the majority of the ridge.

ATTIC AND INSULATION:

ACCESSIBILITY AND
CONDITION:

Attic is full size-Ventilation is provided -There was a bucket located below the vent piping exiting through the roof but no signs of active leaking were noted at this time. Suggest adding additional venting in the soffit to improve air flow. Proper venting is essential in many ways such as preventing roof leaks, mold, and roof damage.

INSULATION TYPE
AND CONDITION:

Fiberglass batts insulation and is installed between floor joists and unable to view fully.

DEPTH AND R-
FACTOR:

Not determined.

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EXPOSED FLASHINGS:

TYPE AND CONDITION: Painted or coated metal - Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Aluminum- Appears serviceable The false gambrel roof line along the back should have a gutter installed to control the water flow along the foundation area as a added measure.

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BASEMENT/CRAWL SPACE

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:	Basement is fully accessible.
CRAWL SPACE:	The crawl space floor is of exposed earth. Insulation is installed in some joist and not in others as well as hanging in other areas. There were signs of mold in some areas most likely due to the exposed earth. Recommend installing a vapor barrier and poured concrete floor to control moisture and possible insect infiltration. Budget \$1,500-\$2,500.
BASEMENT WALLS - TYPE:	Poured concrete.
CONDITION:	Appears serviceable for the most part. Staining was observed: Efflorescence seen on walls indicates the presence of periodic moisture. This is somewhat typical and there is no need for action at this time.
BEAMS:	Are solid Douglas Fir timbers and appear serviceable.
FLOOR SUPPORT:	2 x 8 wood joists spaced at 16 inch centers.
FLOOR SUPPORT CONDITION:	The floor joist have been notched to sit on the beam and a sizeable section has been removed. This will weaken the joists and their ability to carry the load recommend installing joist hangers as minimal precaution.
SILL PLATES:	No need for repairs at this time. Monitor in the future due to the insect problem.
COLUMNS/SUPPORTS:	Appear serviceable.
WATER PROBLEMS OBSERVED:	None observed at time of inspection.
BASEMENT FLOOR AND DRAINAGE:	A poured concrete slab is in place, with typical cracking noted. Cracking does not appear to be major concern at this point.
INSECT DAMAGE OBSERVED:	Evidence of prior damage from termite activity is noted here and there in the house. None of the visible damage is particularly significant. Floor areas with carpeting over them are likely to be damaged from termites. No easy remedy exists to repair termite damage, short of replacing flooring. No carpeting was lifted during the inspection. It is not uncommon to have hidden damage within wall or ceiling areas in older houses such as this. Oftentimes new homeowners discover hidden termite damage when walls are opened up during remodeling efforts. Extent of termite damage within walls or ceilings cannot be detected without destruction of wallboard. This is beyond the scope of a visual home inspection.

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ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

GENERAL COMMENTS:

There is overhead service leading to the meter can. Service entrance wire is connected to the electrical panel with a 60 AMP main disconnect.

SERVICE:

TYPE AND CONDITION: Overhead- 110/220 Volt- Circuit breakers- The service drop wire that supply's the electricity to the house is routed along the house without a conduit (protective tubing) and shows signs of fraying and should be addressed by a qualified contractor.

ELECTRICAL PANELS:

MAIN PANEL SIZE/
LOCATION:
Inspector Notes:

Amperage Rating- 60 amps- Basement.
Circuit and wire sizing correct so far as visible at the panel. The 40-amp 220-breaker wiring is correct in the panel but wires that they connect to in the junction box appear to be undersized for the circuit, this is a safety issue. Smaller branch wiring than the breakers maximum trip rating can over heat before the breaker trips potential for fire exists. Have a licensed electrician make further evaluation and corrections as needed. Unused openings in the panel are missing covers and need to be covered. This service appears to be upgraded from a fused system, there is a junction box at the panel area, which connects the original metal-jacketed branch wires to the panel with romex wires. Plastic jacketed wires with ground have also been added and these are mostly taped off the main panel system is grounded to earth. This service is undersized and should be upgraded to at least a 100 amp system.

OF 110 VOLT
CIRCUITS:
OF 220 VOLT
CIRCUITS:

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CONDUCTORS:

ENTRANCE CABLES:

Aluminum with no anti-oxidant paste this should be applied to prevent overheating which can pose a safety hazard. Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste, applied to the exposed ends of wiring and provided to prevent the formation of non-conductive aluminum oxide. While no signs of overheating or problems are evident at this point in time, you should request your electrician apply some to the above mentioned wires the next time he is called out for other work.

BRANCH WIRING:

Copper as far as viewed.

SWITCHES & OUTLETS:

CONDITION:

Some grounded type outlets did not appear to be properly grounded. Reverse polarity is noted at at least one outlet in dining area. Reversed polarity in an outlet is simply the improper connection of wires to the outlet itself, and is easily correctable. Because of the nature of this work however, I suggest you leave the repair to a licensed electrician. Some electronic appliances sustain damage when connected to reversed polarity outlets.

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PLUMBING SYSTEM

Water quality or hazardous materials testing is available upon request. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

GENERAL COMMENTS:

The water line from the street appears to be threaded brass pipe and is probably original. Threads on the pipe are the weakest link and it is not uncommon for thread rot to occur in pipe of this age. Anticipate possible replacement in the future. In most areas the homeowner is responsible for this main line all the way to the street. Recommend inquiring with the water company about pipe insurance.

MAIN LINE:

MATERIAL:
CONDITION:

Copper.

Appears serviceable- Water meter is located, at the east side of the house.
Main line is 3/4 inch diameter and water pressure appears adequate.

SUPPLY LINES:

MATERIAL:
CONDITION:

Copper.

Appears serviceable as far as viewed.

WASTE LINES:

MATERIAL:
CONDITION:

Plastic as far as viewed.

There are two dissimilar plastics joined together at the main stack area this is not an acceptable practice. These two materials do not bond sufficiently and should be repaired.

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WATER HEATER:

TYPE:	Gas.
SIZE:	40 Gallons.
LOCATION:	Basement.
CONDITION:	Appears serviceable-Pressure relief valve noted, not tested, and the flue vent is intact. A water shutoff valve is installed, as well as a drip leg. This unit appears to be 3-5 years old.

FUEL SYSTEM:

METER/TANK LOCATION-CONDITION:	Meter located at east side of basement.
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HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

GENERAL COMMENTS:

Model# Weil Mclain Gold series Boiler. This unit is newer and appears to haven installed in a workman like manner. Unit appears serviceable.

HEATING SYSTEM DESCRIPTION:

LOCATION OF
PRIMARY UNIT:

Basement.

SYSTEM TYPE:

Forced hot water boiler with baseboard units..

FUEL TYPE AND
NOTES:

Natural Gas.

CAPACITY OF UNIT:

125,000BTU.

APPROXIMATE AGE IN
YEARS:

3-4 Years old.

HEATING SYSTEM CONDITION:

COMBUSTION AIR:

Appears serviceable.

VENTING:

Appears serviceable. Chimney is not lined but it appears the venting may be continued through the chimney with stove pipe.

NORMAL CONTROLS:

Appear serviceable.

GENERAL
SUGGESTIONS:

Heating recommendations:

- a. Recommend the system be cleaned by a licensed Heat Contractor.
- b. Heating system should be placed under a maintenance contract.
- c. Consult with a licensed heating contractor for proper summer and

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winter settings. Proper seasonal settings will conserve fuel.

AIR CONDITIONING:

TYPE:	Central. Model# C3610099 Carrier.
POWER SOURCE:	220 Volt- Electrical disconnect present.
COMPRESSOR AGE IN YEARS:	3 Years Documentation provided by selling agent.
CAPACITY OF UNIT:	3.0ton Adequate for this size house.
RETURN AIR TEMPERATURE:	73 Degrees.
SUPPLY AIR TEMPERATURE:	57 Degrees.
AIR TEMPERATURE DROP:	16 Degrees. This is acceptable.
SYSTEM CONDITION:	Good.
CONDENSATE LINE:	Condensate line installed.
NORMAL CONTROLS:	Appear serviceable.

DUCTWORK:

TYPE:	Insulated sheet metal.
DUCTS/AIR SUPPLY:	Appears serviceable.

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INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

GENERAL COMMENTS:

The interior of the home is comprised primarily of painted plaster ceilings and walls that are in good overall condition, typical settlement cracks and blemishes were observed in several rooms. Most can be easily patched and re-finished. The interior doors are primarily solid wood units, paint finish and in good overall condition as were the moldings and trim. Most windows at the interior are the vinyl replacement type with insulated glazing and in good condition throughout. Hardwood and ceramic flooring is in good condition throughout. Some areas were covered with rugs/furnishings at time of inspection. Carpeting throughout the house is good with normal wear and tear. **Suggest a final walk through prior to closing after all furnishings and stored items have been removed.**

SMOKE ALARMS:

There are several smoke alarms throughout and are operational. SMOKE ALARM- The National Fire Protection Association recommends smoke alarms be installed within 15 feet of all bedroom entry doors and at least 1 on each level.

STAIRS & HANDRAILS:

CONDITION:

Interior stairs serviceable-Stair handrail serviceable. Stairs to basement needs an addition handrail at upper portion of stairwell.

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KITCHEN

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

WALLS/CEILING/FLOORS

WALL TYPE/
CONDITION:

Plaster- General condition appears serviceable.

CEILING TYPE/
CONDITION:

Plaster- General condition appears serviceable.

FLOORING TYPE/
CONDITION:

Ceramic Tile- General condition appears serviceable.

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel- Appears serviceable-Faucet is serviceable-An improper S-trap is noted recommend replacing with an approved p trap. An S-trap syphon's out water as it drains which can leave an open gap which will allow sewer gases to enter through the trap. Recommend replacing a small amount of water back in to the trap after each.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Gas-- Free-standing- Appears serviceable.

VENTILATION:

TYPE AND CONDITION: Fan/Hood operational internally located in the microwave above.

ELECTRICAL:

CONDITION: OUTLETS- GFCI PROTECTION- Good where installed.

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REFRIGERATOR:

TYPE AND CONDITION:

DISHWASHER:

CONDITION:

OTHER BUILT-INS:

MICROWAVE:

INTERIOR COMPONENTS:

COUNTER -TOP TYPE:

COUNTER -TOP
CONDITION:

BACKSPLASH TYPE:

BACKSPLASH
CONDITION:

CABINETRY:

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Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Basement.

CONDITION:

There is a pop up type vent located at washing machine waste line which indicates that this unit was added after construction and may not vent properly. Electrical outlet is grounded- 220 Service-operational.

WASHER AND DRYER:

CLOTHES WASHER:

Washer was not operated at the time of inspection. Suggest installing burst proof braided stainless steel washer hoses, The rubber type hoses now in place are known to burst as they age and become weak when under pressure for long periods of time, sometimes causing sever water damage/flooding. Valves supplying washing machines should be shut off when not in use, or when away from the home. Hoses cost is less than \$40.00 to replace and are available at most home centers.

CLOTHES DRYER:

Electric- Appears serviceable, A dryer vent is provided, but appears to be at or near the end of its useful life and should be replaced. Vent should not exceed more than 8 feet in length and routed in the most direct line with minimal bends.

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BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

MAIN BATHROOM

BATH LOCATION:	First floor.
BATH TYPE:	1/2: Bath contains; sink, toilet.
DOORS:	Appears serviceable.
FLOOR TYPE/ CONDITION:	Ceramic Tile- General condition appears serviceable.
SUBFLOORING:	Sub flooring appears to be sound.
CEILING TYPE/ CONDITION:	Plaster- General condition appears serviceable.
WALL TYPE/ CONDITION:	Combination, Plaster and paneling- General condition appears serviceable.
SINK TYPE:	One piece top and sink.
SINK/FAUCET CONDITION:	Sink appears to be serviceable- Faucet appears to be serviceable- Drain appear serviceable.
COUNTER -TOP TYPE:	Cultured or imitation marble.
COUNTER -TOP CONDITION:	Counter top(s) appears to be serviceable.
CABINETRY:	Lower- Appear serviceable.
TOILET TYPE:	Two piece toilet- 3.5 Gallon flush, high water consumption, consider replacing w/ water conserving model.
TOILET CONDITION:	Appears serviceable.
LIGHTING:	Appears serviceable.
VENTILATION:	None.

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HALL BATHROOM

BATH LOCATION:	Second floor- Hall.
BATH TYPE:	Full: Bath contains; tub, shower, sink, toilet.
DOORS:	Appears serviceable.
WINDOW TYPE/ CONDITION:	Wood- Window(s) were observed to have the following problems: Sash balances appear to have too much tension and window tends to open unless locked.
FLOOR TYPE/ CONDITION:	Ceramic Tile- General condition appears serviceable.
SUBFLOORING:	Sub flooring appears to be sound.
CEILING TYPE/ CONDITION:	Plaster- General condition appears serviceable.
WALL TYPE/ CONDITION:	Plaster- General condition appears serviceable.
SINK TYPE:	One piece top and sink.
SINK/FAUCET CONDITION:	Sink appears to be serviceable- Faucet appears to be serviceable. The following problems were noted at the sink: the piping on the sink waste has tape applied to the drop tube.
COUNTER -TOP TYPE:	Cultured or imitation marble.
COUNTER-TOP CONDITION:	Counter top(s) appears to be serviceable.
CABINETRY:	Lower- Appear serviceable.
TOILET TYPE:	One piece toilet- 3.5 Gallon flush, high water consumption, consider replacing w/ water conserving model.
TOILET CONDITION:	Appears serviceable.
TUB/SHOWER TYPE:	Fiberglass- Tub and shower unit.
TUB/SHOWER CONDITION:	Tub and shower appear to be in acceptable condition.
TUB/SHOWER PLUMBING:	Tub/shower, plumbing and fixtures appears to be acceptable. The following problems were noted at the tub/shower drain: Mechanical drain stopper is not operational at tub.
TUB/SHOWER AND WALLS:	Shower walls are: Fiberglass panels.
LIGHTING:	Appears serviceable.
VENTILATION:	Appears serviceable vented to the exterior.
SWITCHES AND OUTLETS:	GFCI Protected outlet appears to be functioning.