

# INSPECTION REPORT



For the Property at:

RIDGEFIELD, CT 06877

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Prepared for: SAMPLE CLIENT

Inspection Date: Saturday, November 18, 2023

Prepared by: Thomas Lochtefeld



Nearwater Property Group, LLC - Home Inspections  
2 Hedge Row  
Darien, CT 06820  
(203)-219-4034

[www.nearwaterpgllc.com](http://www.nearwaterpgllc.com)  
[nearwaterpgllc@gmail.com](mailto:nearwaterpgllc@gmail.com)



November 19, 2023

Dear ,

RE: Report No. 1183, v.0  
Ridgefield, CT 06877

Thanks very much for choosing Nearwater Property Group LLC - Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our State sent to you earlier which defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what items are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Again, thanks very much for choosing us to perform your home inspection. If you ever have any questions or concerns regarding your home, please feel free to reach out.

Sincerely,

Thomas Lochtefeld  
on behalf of  
Nearwater Property Group, LLC - Home Inspections

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# INVOICE

November 19, 2023

Client:

Report No. 1183, v.0  
For inspection at:  
Ridgefield, CT 06877

Saturday, November 18, 2023

Home Inspection, 3001 - 4000 sq. ft	\$0.00
Basic Water Test - Coliform, E.coli bacteria, Chlorine, Chloride, Fluoride, Nitrate-N, Sulphate, pH, Odor, Color, Turbidity, Calcium, Magnesium, Sodium, Total Hardness, Iron Manganese, & Copper.	\$0.00
Standard Water Test - Basic Test above + Radon (in water), Arsenic, Lead, & Uranium	\$0.00
VOC Water Test	\$0.00
Radon test up to 2,000 sq. ft foundation	\$0.00
Raw Standard Water Test	\$0.00
VOC Water Test	\$0.00

Total	<u>\$0.00</u>
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PAID IN FULL - THANK YOU!

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# SUMMARY OF SAFETY AND OTHER SIGNIFICANT ISSUES

Ridgefield, CT November 18, 2023

Report No. 1183, v.0

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**Note:** For the purpose of this report the building is considered to be facing **West**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Exterior

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

**Condition:** • [End bearing inadequate](#)

The joists under the hot tub are only held up by half of the beam. This weakens the structure - especially under the hot tub which is very heavy once the water and people are added. Recommend making sure that all the deck and hot tub work was permitted properly with the town. If no proof can be provided, then I would recommend evaluation by structural engineer.

**Implication(s):** Chance of movement | Weakened structure

**Location:** Exterior Deck East

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**Condition:** • [Weak](#)

The handrail at the south side of the deck was not attached to the house and appeared weak. This is a potential safety hazard. Recommend evaluation and repair by a qualified contractor.

**Implication(s):** Fall hazard

**Location:** South Exterior Deck

### LANDSCAPING \ Walkway

**Condition:** • The flagstones at the walkway have become damaged or displaced over time and need to be reset as they are now a potential trip hazard. Recommend evaluation and repair by a qualified mason.

**Location:** Northeast Exterior

## Electrical

### RECOMMENDATIONS \ General

**Condition:** • Recommend GFCI protected outlets for all kitchen counter outlets including the island if there is one.

**Location:** Kitchen

**Condition:** • Recommend GFCI-protected outlets for all receptacles in the laundry rooms, garages and basements

**Location:** Laundry Area

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • [Openings in panel](#)

There was a knockout missing in the distribution subpanel. This can attract pests which can cause damage and a potential electric fire. Recommend evaluation and repair by a licensed electrician.

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement

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## Condition: • [Double taps](#)

There was a double tapped breaker in the main electric panel at the basement. This is a potential fire hazard.

Recommend evaluation and repaired by a licensed electrician.

**Implication(s):** Fire hazard

**Location:** Basement

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

### Condition: • [Damage](#)

There was a melted/burned electric receptacle next to the breaker panels at the bottom of the basement stairs. The breaker to this receptacle was turned off. Recommend evaluation and repair by a licensed electrician prior to re-engaging the breaker.

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement Furnace Room

## COMMENTS \ Additional

**Condition:** • There was an uncovered electric receptacle in the exercise room, and an uncovered junction box in the ceiling of the utility room. This is a safety hazard. Recommend evaluation and repair by a licensed electrician.

**Location:** Basement

**Condition:** • The lights in the basement exercise room closet were not working. One bulb was missing, and the other fixture was damaged. Recommend evaluation and repair by a licensed electrician.

**Location:** Basement

**Condition:** • There was the use of "bare-bulb" light fixtures in the home. These bare-bulb fixtures are subject to be knocked and broken easily. In addition, when found in closets they can be a potential fire hazard if they come in contact with items on shelves. Recommend replacing bare-bulb fixtures with covered bulb fixtures by a licensed electrician.

**Location:** Basement Closet

## Heating

### CHIMNEY AND VENT \ Masonry chimney cap (crown)

**Condition:** • Cracked - The crown at the top of the masonry chimney had cracks in it. This can result in water intrusion to the bricks, which freezes and thaws, eventually breaking the bricks. Recommend evaluation and repair by a qualified chimney mason.

This can result in a significant deferred expense to repair.

**Implication(s):** Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

**Location:** Roof

### Condition: • [Spalling](#)

The bricks at the top of the chimney were spalling and becoming loose. Recommend evaluation and repair by a qualified mason. This can result in a significant deferred expense to repair.

**Implication(s):** Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

**Location:** Roof

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## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • [Near end of life expectancy](#)

At 27 years old, the air-conditioning compressor may still be serving its intended purpose (was not able to test it due to cold weather), but it is at or close to the end of its expected life. This could result in a significant deferred expense if it fails.

**Implication(s):** Reduced comfort | Equipment failure

**Location:** South Exterior Wall

## Interior

### STAIRS \ Spindles or balusters

**Condition:** • [Missing](#)

There were no balusters at the basement staircase, which could present a falling hazard for young children. Recommend evaluation and repair by a qualified handyman or carpenter.

**Implication(s):** Fall hazard

**Location:** Basement Staircase

### GARAGE \ Door between garage and living space

**Condition:** • Self-closer on the door between the house and the garage is missing or ineffective. This is a security hazard as well as a safety hazard as it could allow noxious fumes to enter the home. It is also a fire hazard. Recommend adjustment/addition of self-closing hinges by a qualified handyman.

In addition, the strike plate was loose on the wall, thus the garage door did not close tightly.

**Location:** Garage

### GARAGE \ Vehicle door operators (openers)

**Condition:** • Sensors inoperative

The photoelectric sensors at the western garage door were not working. As a result, the door doesn't close unless the switch is held down. Recommend evaluation and repair by a qualified garage door specialist.

**Implication(s):** Physical injury

**Location:** West Garage

### COMMENTS \ Additional

**Condition:** • The front right burner at the cooktop did not appear to work. Recommend evaluation and repair if necessary by a qualified appliance service specialist.

**Location:** Kitchen

**Condition:** • One of the mirror doors had a bent frame. This could result in the mirrors coming loose and breaking. Recommend evaluation and repair if possible by qualified handyman.

**Location:** Basement Gym

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for

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improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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## Description

**General:** • The following 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. The only way to determine whether a roof is absolutely water-tight is to observe it during prolonged rainfall. Many times, this situation is not present during the inspection. This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked-on where conditions permit without danger to the inspector or damage to the roof but otherwise inspected by drone, binoculars, or at the roof edge.

For an accurate cost on what repairs or replacement costs would be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks, particularly where stains are noted. Roof-mounted antennas or other accessories often loosen with age and should be checked periodically. The interior of a flue or chimney is usually not visible and as such is not inspected.

\*

**The home is considered to face:** • West

**Sloped roofing material:** • Asphalt Architectural Shingles • Condition - Satisfactory

**Sloped roof flashing material:** • Aluminum • Copper

**Approximate age:** • 20 years

**Typical life expectancy:** • 30-40 years

**Roof Shape:** • Gable

## Limitations

**Inspection performed:** • With a drone

**Age determined by:** • Drone • Property Disclosure Statement

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • There were moss and lichens starting to grow on the roof. There was also black algae. Left unchecked, organic growth gets worse and starts to retain water which causes premature aging of the shingles. Recommend soft wash with algicide by a qualified power washing contractor.

**Implication(s):** Premature aging of roof shingles

**Location:** Roof



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1. There were moss and lichens starting to gro...



2. There were moss and lichens starting to gro...

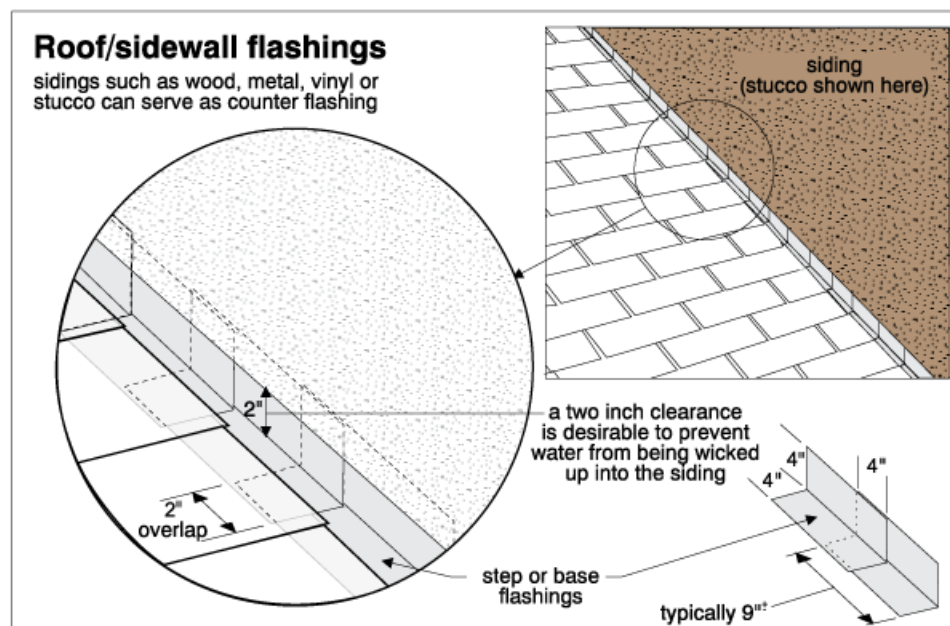
## SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

### 2. Condition: • [Siding not cut back](#)

The siding was too close to the roof at the north side. This allows water from the roof to wick up into the wood and cause premature aging. Recommend evaluation and repair by a qualified siding or painting contractor.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** North Roof



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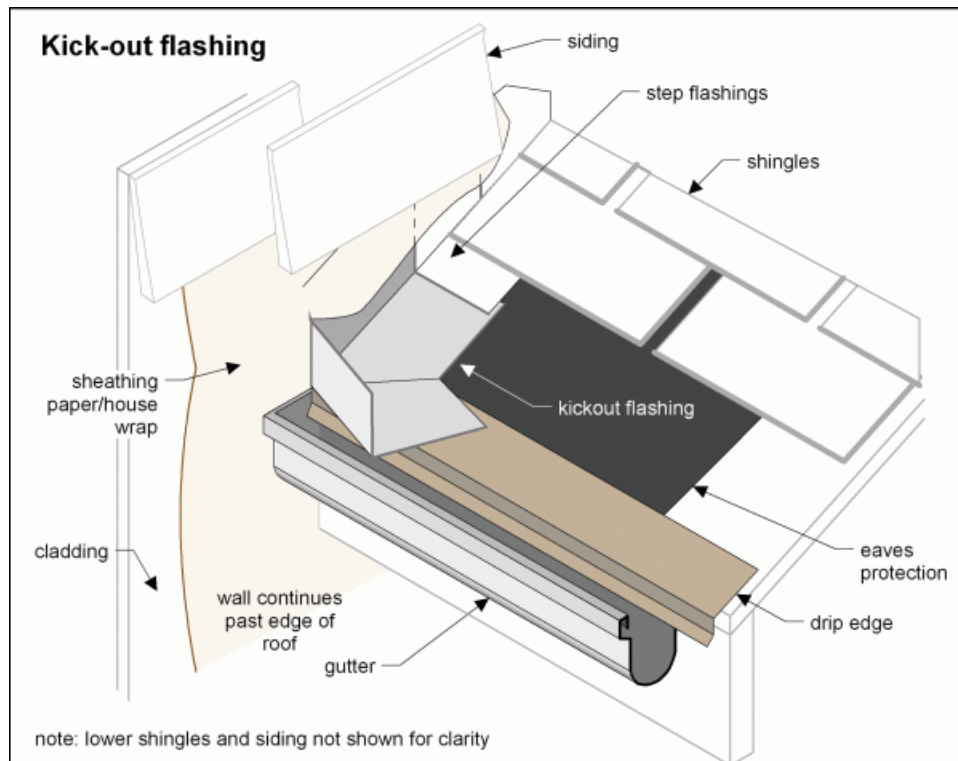
3. Siding not cut back

### 3. Condition: • [Kickout flashing - missing](#)

There's no kick out flashing at the northeast roof. As a result, water can run down the wall causing damage. Recommend the addition of kick out flashing by a qualified roofing contractor.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Northwest Roof



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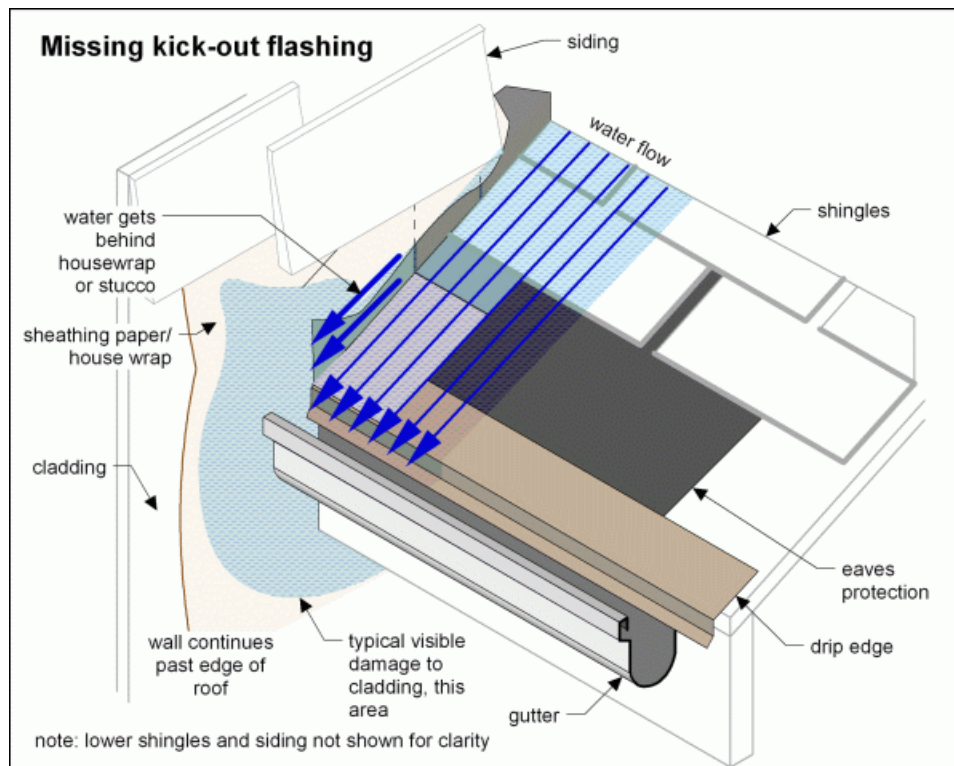
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4. Kickout flashing - missing



## Description

**General:** • 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 the drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

Determining the heat resistance rating of garage firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slab-on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. It must be noted that any area below grade is susceptible to water seepage during certain weather conditions. It is not unusual for a basement that has remained dry for many years to develop a leak. Maintaining proper grades around the foundation, and carrying roof water away from the structure are the best preventive measures that can be employed.

**Gutter & downspout material:** • Aluminum

**Downspout discharge:** • [Below grade](#) • [Above grade](#)

**Lot slope:** • [Away from building](#)

**Wall surfaces and trim:** • Wood Clapboard • [Wood](#)

**Retaining wall:** • [Masonry](#)

**Driveway:** • Asphalt

**Walkway:**

- Stone
  - No performance issues were noted.
- (Front of House)

**Deck:** • Raised • Pressure-treated wood • Railings

**Porch:** • Concrete • Flagstone • No performance issues were noted.

**Garage:** • Attached

**Garage vehicle doors:** • Present

**Garage vehicle door operator (opener):** • Present

## Limitations

**General:** • 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 inquiries be made with the seller about knowledge of any prior foundation or structural repairs.

**Inspection limited/prevented by:** • Car/storage in garage • Vines/shrubs/trees against wall

**Not included as part of a building inspection:** • Fences and boundary walls • Recreational facilities

## Recommendations

### ROOF DRAINAGE \ Gutters

**4. Condition:** • Recommend cleaning debris from gutters at minimum twice annually, once after Memorial Day and once after Thanksgiving. Dirty/clogged gutters can lead to water intrusion at both the roof and foundation.

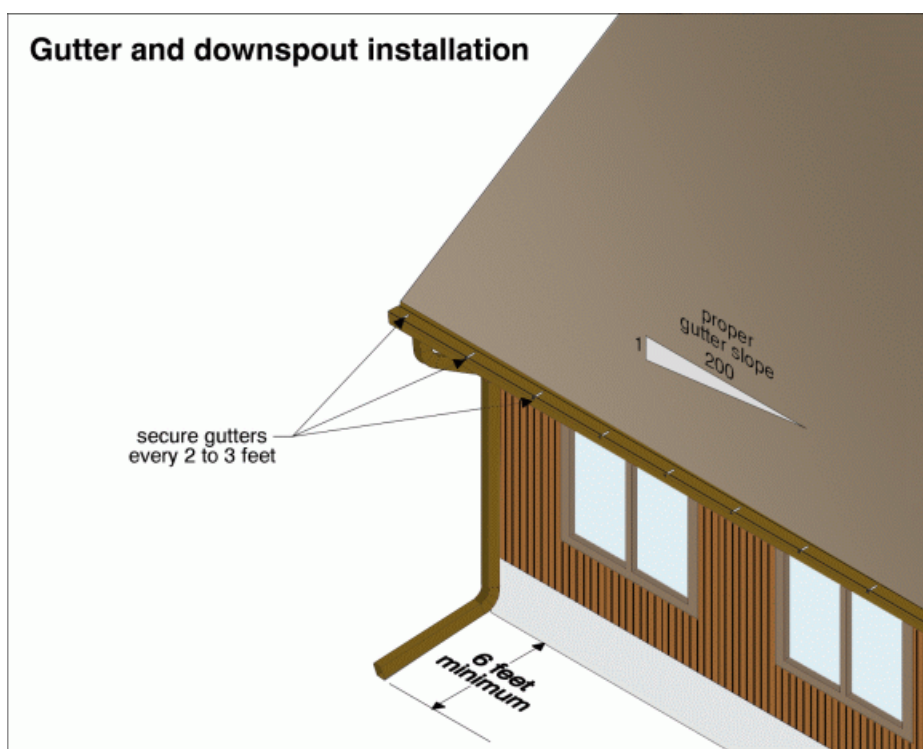
### ROOF DRAINAGE \ Downspouts

**5. Condition:** • [Discharge too close to building](#)

The downspout at the southwest corner needs to have an extender to channel the water away from the foundation. In addition the downspout at the northeast corner discharges right to the bottom of the deck stairs which can deteriorate the wood at the stairs. Recommend extending both downspouts away from the home. This can be done by a qualified gutter specialist.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Various



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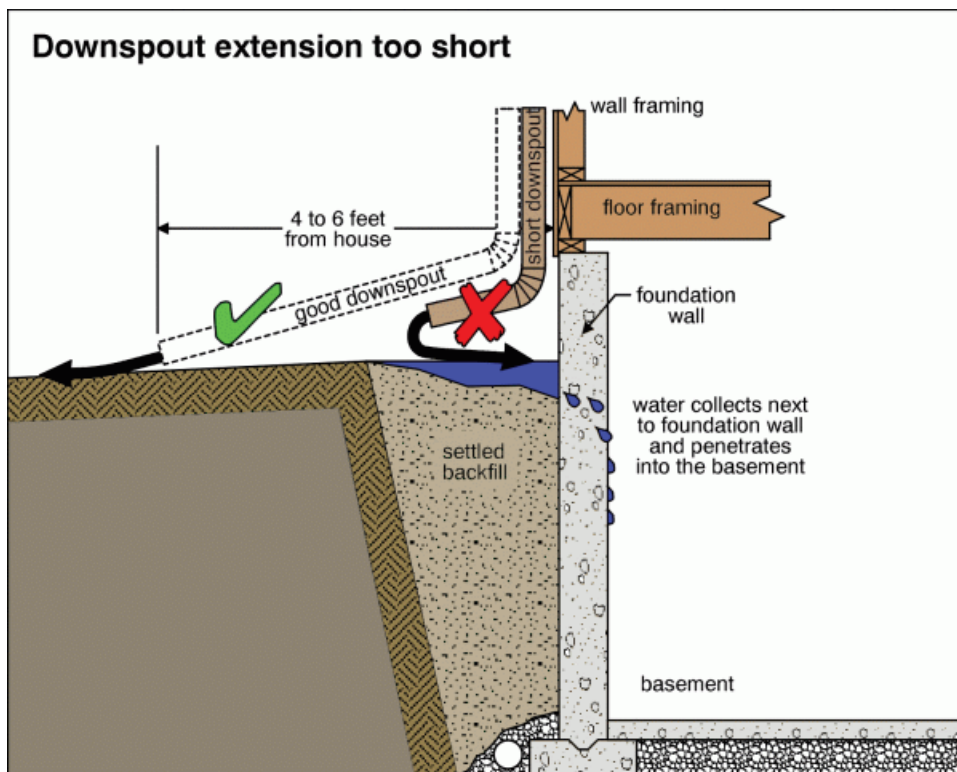
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5. Discharge too close to building



6. Discharge too close to building

## WALLS \ Trim

### 6. Condition: • Rot

There were various areas at the exterior where the trim & siding were starting to rot. There were also some areas at the handrails of the deck. Left unchecked this can cause deterioration to the materials below. Recommend evaluation and repair by a qualified painting contractor.

**Implication(s):** Chance of water damage to structure, finishes and contents | Material deterioration



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**Location:** Various Exterior Wall



7. Rot



8. Rot



9. Rot



10. Rot

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11. Rot



12. Rot



13. Rot



14. Rot



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15. Rot



16. Rot

## WALLS \ Vent (fan, clothes dryer, etc.)

**7. Condition:** • Cover does not close properly

The dryer vent exit was clogged with lint and flat could not close properly. Recommend a dryer vent cleaning by a qualified HVAC professional or chimney sweep.

**Implication(s):** Chance of pests entering building | Increased heating and cooling costs

**Location:** East Exterior Wall



17. Cover does not close properly

## EXTERIOR GLASS/WINDOWS \ Glass (glazing)

**8. Condition:** • [Putty missing, cracked or deteriorated](#)

Many of the older windows had missing putty. This cuts down on insulation and allows for winds to blow through in the winter. In addition, many of the windows were tough to get up and down and needed paint at both inside and the outside. Recommend replacing putty as needed, painting as needed, and lubrication as needed. This can be done by a qualified painting contractor.

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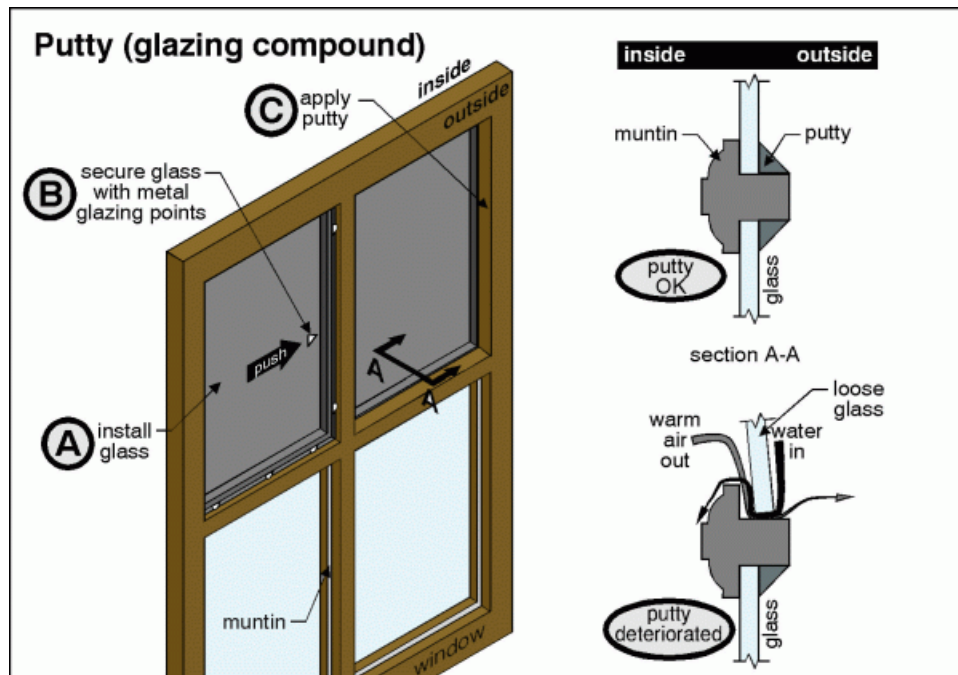
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**Implication(s):** Increased heating and cooling costs | Chance of water entering building

**Location:** Throughout



18. Putty missing, cracked or deteriorated



19. Putty missing, cracked or deteriorated



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20. Putty missing, cracked or deteriorated



21. Putty missing, cracked or deteriorated



22. Putty missing, cracked or deteriorated

## EXTERIOR GLASS/WINDOWS \ Window wells

### 9. Condition: • [Rot](#)

There were various windows at the first floor that had rotten window wells. This can lead to additional problems such as water damage to the structure or mold. The windows include those in the kitchen, the dining room, and the formal living room. Recommend evaluation and repair by a qualified painting contractor.

**Implication(s):** Material deterioration | Chance of water damage to structure, finishes and contents

**Location:** Various First Floor

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23. Rot



24. Rot



25. Rot



26. Rot



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27. Rot



28. Rot

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

### 10. Condition: • [Wood/soil contact](#)

Numerous deck posts were covered at the bottom, which doesn't allow them to breathe and dry out. This can cause wood rot, and accelerate deterioration, compromising in the structure. Recommend clearing all organic and other material away from the bottom of the deck posts.

**Implication(s):** Rot | Insect damage | Chance of movement | Weakened structure

**Location:** East Deck



29. Wood/soil contact



30. Wood/soil contact

**11. Condition:** • The deck support posts that were set in concrete had a gap between the concrete and the wood which could allow for water intrusion and subsequent rot. Recommend caulking the gaps to prevent water intrusion. This can be done by a qualified handyman.

**Location:** Deck East Exterior





31.



32.

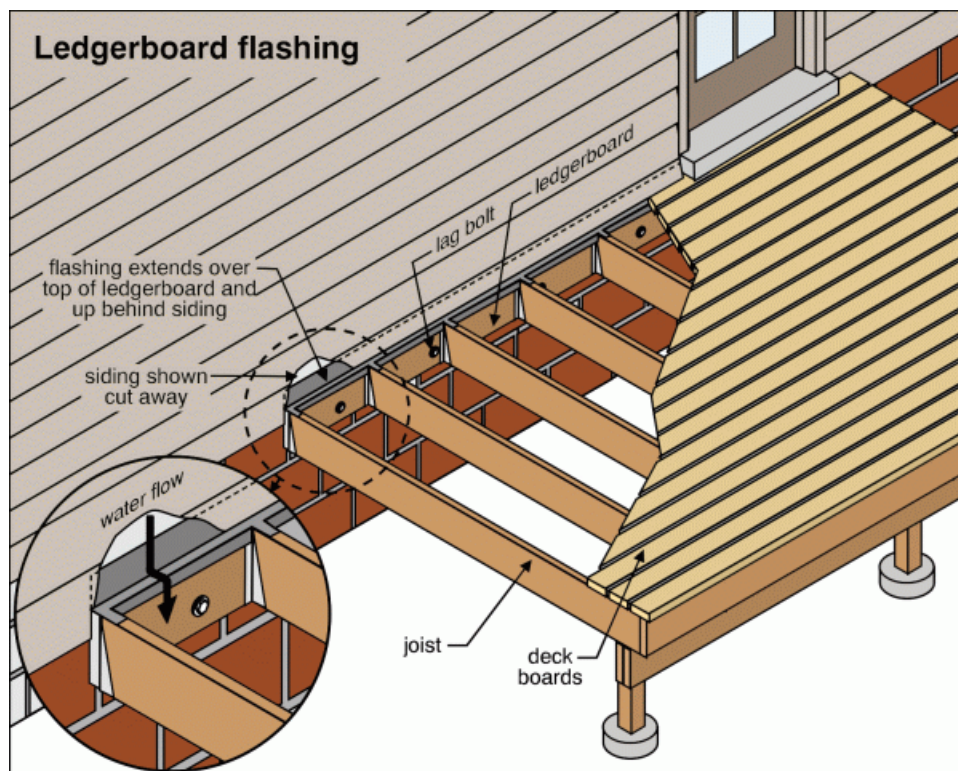
## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

### 12. Condition: • [Ledgerboard problems](#)

The ledger board supporting the deck joists underneath the roof porch was nailed on and not bolted on to the rim joist. Nails can separate more easily than bolts under a high load. Recommend evaluation and remediation by a qualified deck contractor. In addition, neither ledger board was flashed. When and if the decking is redone, flashing should be applied between the ledger board and the house siding.

**Implication(s):** Weakened structure | Chance of movement

**Location:** East Exterior Wall



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33. Ledgerboard problems

**13. Condition:** • [End bearing inadequate](#)

The joists under the hot tub are only held up by half of the beam. This weakens the structure - especially under the hot tub which is very heavy once the water and people are added. Recommend making sure that all the deck and hot tub work was permitted properly with the town. If no proof can be provided, then I would recommend evaluation by structural engineer.

**Implication(s):** Chance of movement | Weakened structure

**Location:** Exterior Deck East



34. End bearing inadequate

**PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors**

**14. Condition:** • [Rot](#)

There was a large built-in planter installed at the south east corner of the deck. Not only is this a lot of weight on a cantilevered portion of the deck but the organic material in the planter can retain water and cause premature deterioration and rot to the deck materials below. Recommend removing the built-in planter. This can be done by a



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qualified contractor or handyman.

**Implication(s):** Chance of movement | Material deterioration | Weakened structure

**Location:** East Deck



35. Rot

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

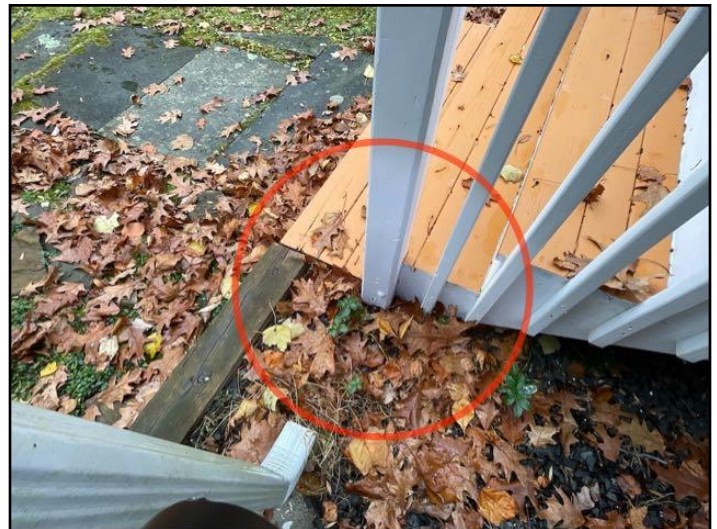
**15. Condition:** • The bottom of the steps had organic material around it. This does not allow the steps to dry out and can cause rot and premature aging. Remove and keep the bottom of the steps clear from any organic material.

**Implication(s):** Shortened life expectancy of material | Material deterioration

**Location:** Exterior East Deck



36. Wood/soil contact



37. Wood/soil contact

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**16. Condition:** • [Weak](#)

The handrail at the south side of the deck was not attached to the house and appeared weak. This is a potential safety hazard. Recommend evaluation and repair by a qualified contractor.



# EXTERIOR

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**Implication(s):** Fall hazard

**Location:** South Exterior Deck



38. Weak

## LANDSCAPING \ Walkway

**17. Condition:** • The flagstones at the walkway have become damaged or displaced over time and need to be reset as they are now a potential trip hazard. Recommend evaluation and repair by a qualified mason.

**Location:** Northeast Exterior



39. The flagstones at the walkway have become...

## LANDSCAPING \ Driveway

**18. Condition:** • Cracked or damaged surfaces. Recommend evaluation and repair by a qualified paving contractor

**Implication(s):** Trip or fall hazard

**Location:** Driveway

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40. Cracked or damaged surfaces. Recommend...



41. Cracked or damaged surfaces. Recommend...

**19. Condition:** • Recommend sealing the driveway every two years with a airport-grade sealant to preserve its life. This can be done by a qualified asphalt contractor.

## LANDSCAPING \ Retaining wall

**20. Condition:** • There was a large amount of moss growing at the retaining wall. Moss can contribute to deterioration of the mortar between the stones. Recommend a soft-wash with algicide to kill any organic growth.

**Location:** Northwest Exterior



42. There was a large amount of moss growing at...

## COMMENTS \ Additional

**21. Condition:** • Trees and plantings should be trimmed away from the siding. Having plants too close to the siding doesn't allow the siding to dry out and this could cause water damage to the siding or unsightly algae and other growth. In addition, plantings too close to the house can provide a convenient approach for insects and other wildlife. Recommend evaluation and remediation by qualified landscape contractor.



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**Location:** West



**43.** *Trees and plantings should be trimmed away...*



**44.** *Trees and plantings should be trimmed away...*

**22. Condition:** • Noted large trees on the property which can potentially come down in a storm causing damage to structures. Recommend consultation with a qualified arborist to discuss health of the trees and pruning if necessary.

**Location:** Various



**45.** *Noted large trees on the property which can...*

**23. Condition:** • The screen door at the deck was racking and did not close properly. Furthermore, there was some rot at the base of the door. Recommend evaluation and repair by a qualified contractor.

**Location:** Exterior Deck

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## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#) • Steel columns • Wood beams (girders)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#) • [Plywood sheathing](#)

## Limitations

**General:** • Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. Minor cracks are typical in many foundations and most of them do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation by a structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances, floor coverings prevent recognition of cracks by settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Moisture testing of the underlying materials was not conducted and no representation is made regarding the condition of the materials behind the siding.

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Furnishings and storage

**Attic/roof space:** • Entered but access was limited

**Knee wall areas:** • Entered but access was limited

**Not included as part of a building inspection:** • An opinion about the adequacy of structural components

## Recommendations

### RECOMMENDATIONS \ General

**24. Condition:** • Note the comment about the joists under the spa in the Exterior Recommendations.

**Location:** East Exterior Deck

## Description

**Service entrance cable and location:** • [Underground aluminum](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - basement](#)

**System grounding material and type:** • Connection to Ground Rod Was Not Visible

**Distribution panel type and location:** • [Breakers - basement](#)

**Distribution panel rating:** • [200 Amps](#)

**Electrical panel manufacturers:**

- Bryant
- \* Main Panel
- Challenger
- \* Sub Panel

**Auxiliary panel (subpanel) type and location:**

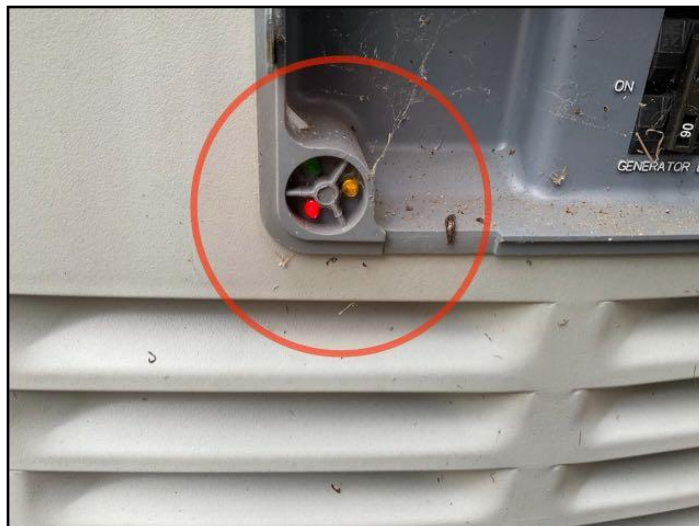
- [Breakers - basement](#)
  - [Breakers - exterior wall](#)
- (Located under the deck)

**Auxiliary panel (subpanel) rating:**

- [100 Amps](#)
- (Basement Sub Panel)
- 50 Amps
- (Spa Sub Panel)

**Auxiliary and other:**

- Generator. Observed, but not inspected.
  - There was a red/yellow indicator at the generator indicating that it might not be working or needs to be serviced.
- Recommend discussing operations with the current homeowner or service provider to learn more.



47. There was a red/yellow indicator at the...



**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • None specifically noted

## Limitations

**System ground:** • Quality of ground not determined

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

**Not included as part of a building inspection:** • Low voltage wiring systems and components • Alarm System was noted as being present, but not inspected as per Standards of Practice • Electric Dog Fence was noted as present, but not inspected as per Standards of Practice

## Recommendations

### RECOMMENDATIONS \ General

**25. Condition:** • CO Detectors are recommended for all floors of the living space.

**26. Condition:** • AFCIs (Arc Fault Circuit Interrupters) are recommended to be added to all circuit breakers servicing bedrooms. AFCIs will detect and shut off energy to wires that become crossed or damaged before they can ignite a fire.

**27. Condition:** • Recommend GFCI protected outlets for all kitchen counter outlets including the island if there is one.

**Location:** Kitchen



48. Recommend GFCI protected outlets for all...

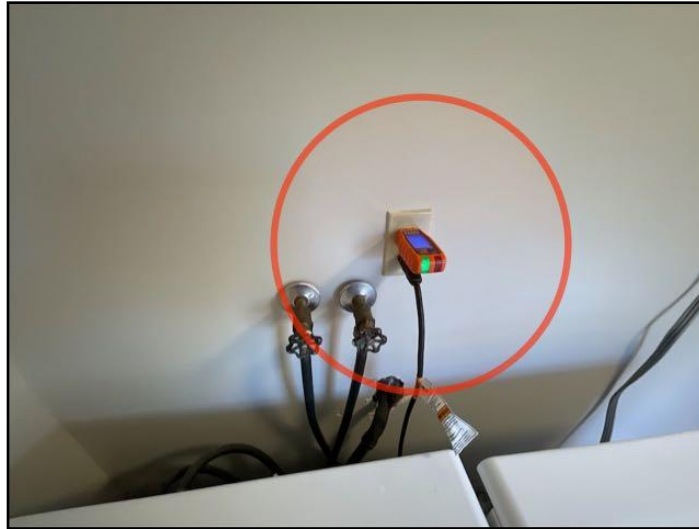


49. Recommend GFCI protected outlets for all...

**28. Condition:** • Recommend installing all new smoke detectors and carbon monoxide alarms upon move-in. In new homes, smoke detectors are required by law in each sleeping room, outside each sleeping area within the immediate vicinity, and on each floor including the basement and attic.

**29. Condition:** • Recommend GFCI-protected outlets for all receptacles in the laundry rooms, garages and basements

**Location:** Laundry Area



50. Recommend GFCI-protected outlets for all...

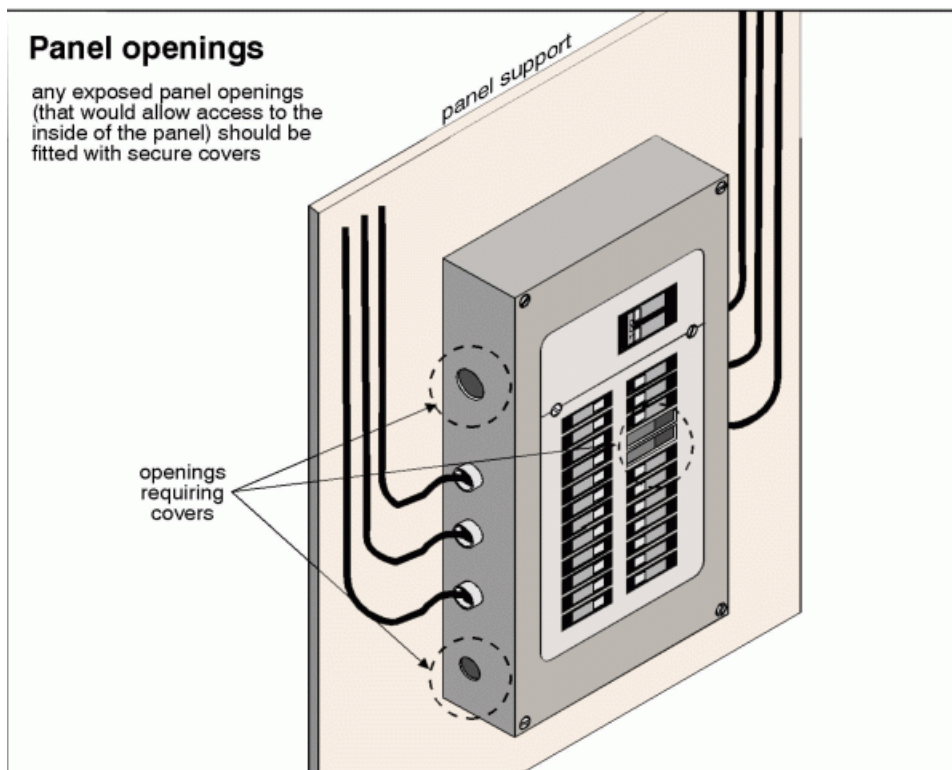
## SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**30. Condition:** • [Openings in panel](#)

There was a knockout missing in the distribution subpanel. This can attract pests which can cause damage and a potential electric fire. Recommend evaluation and repair by a licensed electrician.

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement







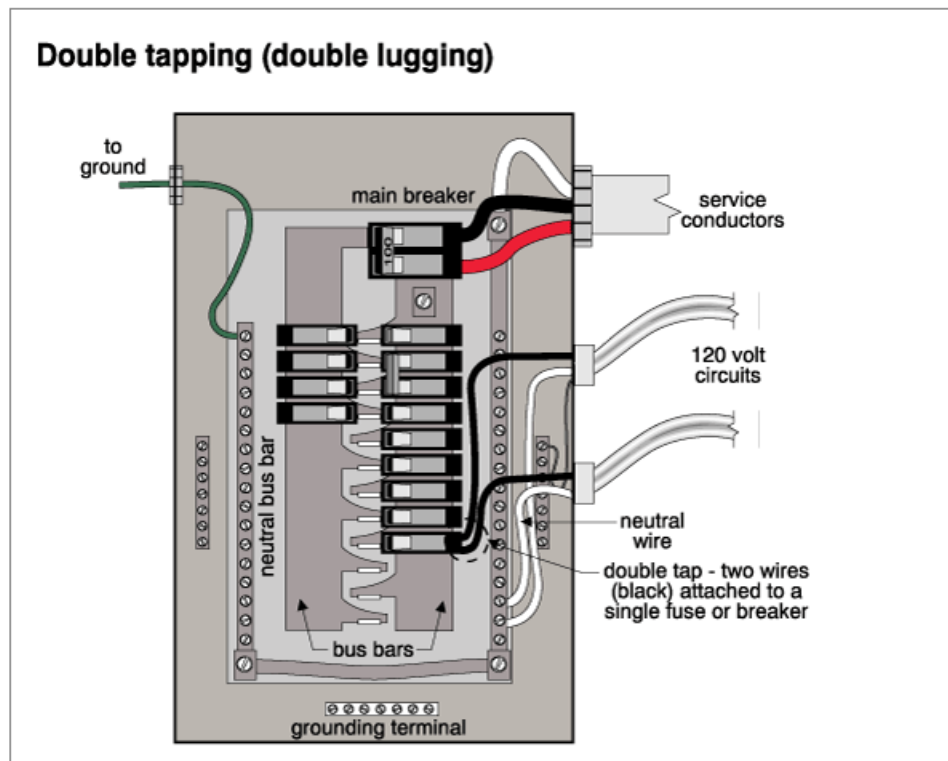
51. Openings in panel

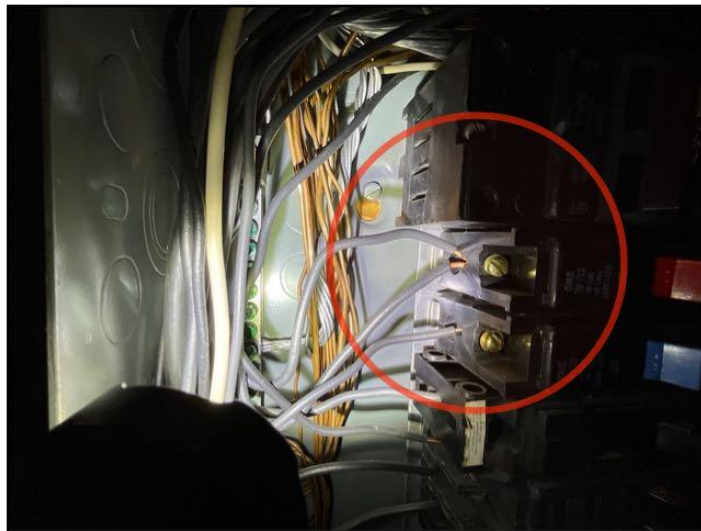
**31. Condition:** • [Double taps](#)

There was a double tapped breaker in the main electric panel at the basement. This is a potential fire hazard. Recommend evaluation and repaired by a licensed electrician.

**Implication(s):** Fire hazard

**Location:** Basement





52. Double taps

**DISTRIBUTION SYSTEM \ Outlets (receptacles)****32. Condition:** • [Damage](#)

There was a melted/burned electric receptacle next to the breaker panels at the bottom of the basement stairs. The breaker to this receptacle was turned off. Recommend evaluation and repair by a licensed electrician prior to re-engaging the breaker.

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement Furnace Room



53. Damage



54. Damage

**COMMENTS \ Additional**

**33. Condition:** • There was the use of "bare-bulb" light fixtures in the home. These bare-bulb fixtures are subject to be knocked and broken easily. In addition, when found in closets they can be a potential fire hazard if they come in contact with items on shelves. Recommend replacing bare-bulb fixtures with covered bulb fixtures by a licensed electrician.

**Location:** Basement Closet



55. There was the use of "bare-bulb" light...

**34. Condition:** • The doorbell did not respond to the button being pushed outside. Recommend evaluation and repair by a qualified handyman or electrician.

**Location:** First floor



56.

**35. Condition:** • There was an uncovered electric receptacle in the exercise room, and an uncovered junction box in the ceiling of the utility room. This is a safety hazard. Recommend evaluation and repair by a licensed electrician.

**Location:** Basement





57.



58.

**36. Condition:** • The lights in the basement exercise room closet were not working. One bulb was missing, and the other fixture was damaged. Recommend evaluation and repair by a licensed electrician.

**Location:** Basement



59.



60.

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**General:** • 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 the inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector. Note asbestos materials have been commonly used in heating systems pre 1978. Determining the presence of asbestos can only be performed 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 dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified HVAC contractor. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. The subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance are 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 that is sometimes costly to remedy.

Fires are neither ignited nor extinguished during the inspection. No effort is made to determine draft characteristics of solid fuel-burning appliances or to move fireplace inserts, stoves, or firebox contents. Interiors of flues and chimneys, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, and heat distribution assists, whether gravity or fan-assisted are difficult by nature to inspect and are excluded from this inspection. All fireplaces and wood-burning devices should be cleaned and inspected on a regular basis to make sure that no cracks or deterioration have developed. Large fires can overheat the firebox and flue, sometimes resulting in internal damage.

**Heating system type:** • [Furnace](#)

**Fuel/energy source:** • [Oil](#)

**Furnace manufacturer:** • Thermo Pride

**Heat distribution:** • [Ducts and registers](#)

**Approximate capacity:** • 120,000 BTU/hr

**Efficiency:** • [Conventional](#)

**Exhaust venting method:** • [Forced draft](#)

**Combustion air source:** • Interior of building

**Approximate age:**

• [1 year](#)

\*\* Thermo Pride does not include a manufacture date imbedded in the serial number or on the data plate. The furnace appeared brand new.

**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years

**Main fuel shut off at:** • Basement • At Oil Tank

**Air filter:** • Disposable

**Exhaust pipe (vent connector):** • Single wall • Galvanized steel

**Fireplace/stove:** • [Wood-burning fireplace](#) • Fireplace Insert

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**Chimney/vent:** • [Masonry](#)**Chimney liner:** • [Clay](#) • B-vent (double-wall metal liner)**Location of the thermostat for the heating system:** • Dining Room • Family Room • Second Floor Hallway

## Limitations

**Not included as part of a building inspection:** • Humidifiers and dehumidifiers

## Recommendations

### RECOMMENDATIONS \ General

**37. Condition:** • Recommend annual chimney cleaning if fireplaces are used often. This will prevent creosote build-up which is known to cause chimney fires.

**38. Condition:** • Change filters in the air-handlers every 90 days.

**39. Condition:** • Recommend annual cleaning and maintenance of the furnace.

**40. Condition:** • Have ducts cleaned prior to move-in and every five years thereafter.

**41. Condition:** • The National Fire Protective Association (NFPA-211) ( as noted In a brochure published by the Chimney Safety Institute of America) highly suggests that a level 2 inspection be performed upon "the sale or transfer of a property". This inspection is to be performed on fireplaces, chimneys, flues or other venting systems, by a Certified Chimney Sweep. We recommend that you consult with your Attorney to determine if the seller will have this inspection performed prior to closing. For additional information contact the Chimney Sweep Safety Institute of America at [www.csia.org](http://www.csia.org). Home inspection scope is hearth, hearth extension and damper only.

### CHIMNEY AND VENT \ Masonry chimney cap (crown)

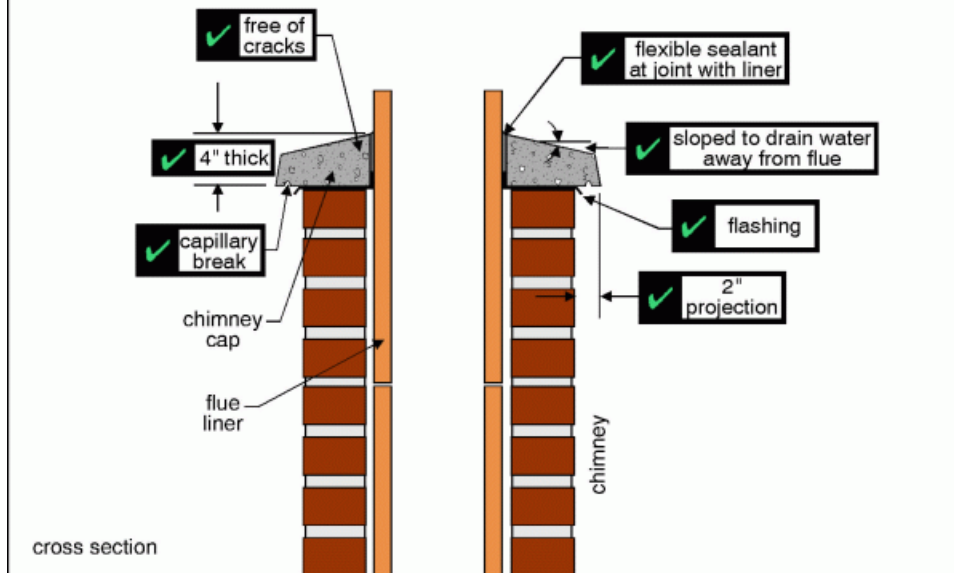
**42. Condition:** • Cracked - The crown at the top of the masonry chimney had cracks in it. This can result in water intrusion to the bricks, which freezes and thaws, eventually breaking the bricks. Recommend evaluation and repair by a qualified chimney mason.

This can result in a significant deferred expense to repair.

**Implication(s):** Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

**Location:** Roof

## What makes a good chimney cap?



61. Cracked - The crown at the top of the...

### 43. Condition: • [Spalling](#)

The bricks at the top of the chimney were spalling and becoming loose. Recommend evaluation and repair by a qualified mason. This can result in a significant deferred expense to repair.

**Implication(s):** Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

**Location:** Roof





62. Spalling/Loose Bricks



63. Spalling/Loose Bricks

**44. Condition:** • [Rain cap missing or damaged](#)

Two of the three flues were missing rain caps. This can result in water intrusion to the flue and subsequent water damage below including rusting at the damper. Recommend installation of new chimney caps by a qualified chimney specialist.

**Implication(s):** Chance of water entering building | Chance of pests entering building

**Location:** Roof



64. Rain cap missing or damaged

**COMMENTS \ Additional**

**45. Condition:** • Copper oil lines were observed coming through the foundation into the home. This generally indicates that there is, or used to be an in-ground oil tank. Recommend evaluation and tank removal if necessary by a tank specialist. If the tank has already been removed, I recommend the requirement of proof by the current owner that the tank has been legally removed.

**Location:** Basement West



# HEATING

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65. Copper oil lines were observed coming...

**46. Condition:** • The oil tank vent cap was missing and covered by a stone. This can lead to water intrusion into the tank. Recommend evaluation and repair by your heating oil company.

**Location:** Exterior wall West



66.

# COOLING & HEAT PUMP

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## Description

**General:** • It is generally recommended that ductwork be cleaned periodically by a professional duct cleaning company. Servicing the air conditioner units annually is recommended as is obtaining any available service records. This AC unit is using R-22 refrigerant. Manufacturers were required to stop using R-22 refrigerant beginning January 1, 2010, and switch over to HFC-410A refrigerant or another ozone-friendly alternative. This process is in phase-out mode. When the time comes to replace the condenser unit, it may be required to replace the entire cooling system. The replacement may be necessary because HFC-410A systems operate at much higher refrigerant pressures. This means that if your compressor fails or your condensing coils deteriorate and leak, requiring replacement, your old evaporator coil in the air handler will also require replacement to ensure it can perform at the higher operating pressure of the new HFC-410A condensing unit.

**Air conditioning type:** • Central

**Manufacturer:** • Trane

**Cooling capacity:** • 48,000 BTU/hr

**Compressor type:** • Electric

**Compressor approximate age:** • 27 Years

**Typical life expectancy:** • 12 to 15 years

**Air filter:** • Disposable

**Refrigerant type:** • R-22

**Location of the thermostat for the cooling system:** • Same as Heating Thermostats (See Heating section)

**Condensate system:** • Discharges into waste drain

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature • Cooling systems are not operated when the outdoor temperature is below 60°F

## Recommendations

### RECOMMENDATIONS \ General

**47. Condition:** • Change filters in the air-handlers every 90 days.

**48. Condition:** • Recommend having ductwork cleaned prior to move-in and every 5 years thereafter.

### AIR CONDITIONING \ Life expectancy

**49. Condition:** • [Near end of life expectancy](#)

At 27 years old, the air-conditioning compressor may still be serving its intended purpose (was not able to test it due to cold weather), but it is at or close to the end of its expected life. This could result in a significant deferred expense if it fails.

**Implication(s):** Reduced comfort | Equipment failure

**Location:** South Exterior Wall

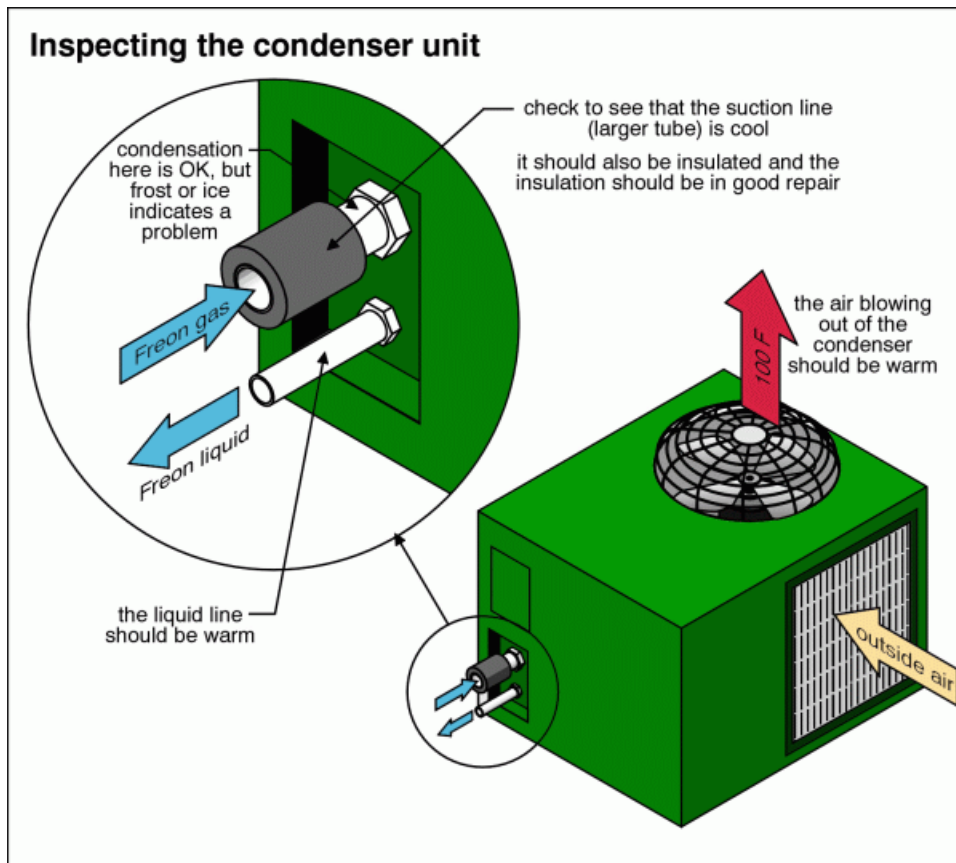
## AIR CONDITIONING \ Refrigerant lines

### 50. Condition: • [Insulation - missing](#)

There was some insulation missing at the air conditioning line set next to the air compressor. This decreases efficiency of the unit. Recommend replacement of insulation by a qualified handyman.

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Location:** Exterior South



67. Insulation - missing

# COOLING & HEAT PUMP

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## AIR CONDITIONING \ Whole house fan

### 51. Condition: • [Inoperative](#)

There was an inoperative house fan which results in a significant loss of heating and cooling. Recommend removing this fan, re-sheetrocking the ceiling, and insulating above. This can be done by a qualified painting contractor.

**Implication(s):** Reduced comfort

**Location:** Attic



68.



# INSULATION AND VENTILATION

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## Description

**General:** • Good attic ventilation is important. During the heating season, inadequate attic ventilation can lead to condensation, mold or mildew development, sheathing problems and indoor air quality problems. During the warmer season, inadequate attic ventilation can lead to roof degradation and higher utility bills.

**Attic/roof insulation material:** • [Glass fiber](#)

**Attic/roof insulation amount/value:** • [R-28](#)

**Attic/roof air/vapor barrier:** • [Kraft paper](#)

**Attic/roof ventilation:** • [Soffit vent](#) • [Gable vent](#) • [Ridge vent](#)

**Wall insulation amount/value:** • Not visible

**Floor above basement/crawlspace insulation material:** • None found • Not visible

**Floor above porch/garage insulation material:** • Not visible

**Mechanical ventilation system for building:** • Kitchen exhaust fan • Bathroom exhaust fan

## Limitations

**General:** • Note that all of the walls and ceilings were sheet rocked or plastered and no insulation was visible.

**Attic inspection performed:** • By entering attic, but access was limited

## Recommendations

### ATTIC/ROOF \ Pull-down stairs/ladder

**52. Condition:** • The pulldown attic stair ladder was not insulated which can lead to loss of heating and cooling through the roof hatch. Recommend evaluation and remediation by a qualified handyman.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Attic

# INSULATION AND VENTILATION

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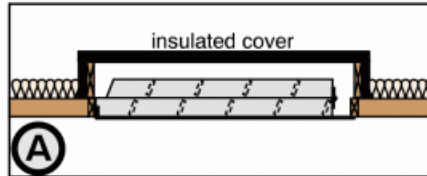
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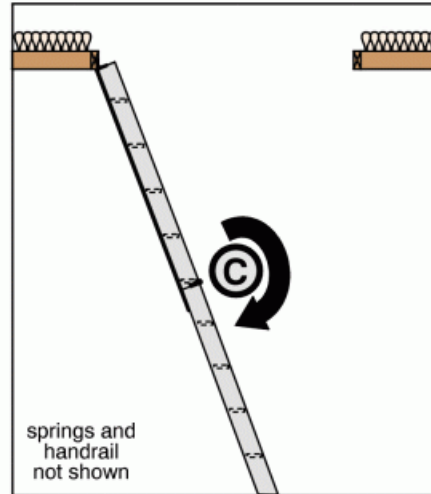
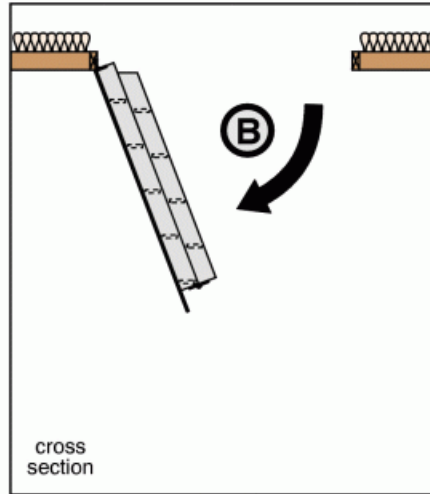
REFERENCE

## Pull-down stairs

! be careful when pulling down and using these stairs - they can cause injury



pull-down stairs can be a major source of heat loss (and air leakage) into an attic - an insulated cover should be provided



69. The pulldown attic stair ladder was not...

### COMMENTS \ Additional

**53. Condition:** • There were various areas where the insulation was disrupted. This can lead to loss of heating in the winter and cooling during the summer. Recommend evaluation and repair by a qualified insulation specialist

**Location:** Attic

# INSULATION AND VENTILATION

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70. There were various areas where the...



71. There were various areas where the...



72. There were various areas where the...



73. There were various areas where the...

**54. Condition:** • The knee wall door was not insulated. Recommend insulation on the back of the door to help prevent heat and cooling loss. This can be done by an insulation specialist or handyman.

**Location:** Second Floor North

# INSULATION AND VENTILATION

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**74.** *The knee wall door was not insulated....*



## Description

**Water supply source (based on observed evidence):** • Private

**Service piping into building:** • [Plastic](#)

**Supply piping in building:** • [Copper](#) • PEX (cross-linked Polyethylene)

**Main water shut off valve at the:** • South • Basement

**Water flow and pressure:**

• [Above average](#)

68 psi



75. Above average

**Water heater type:** • Electric w/ Heat Pump

**Water heater location:** • Basement

**Water heater fuel/energy source:** • [Electric](#)

**Water heater manufacturer:** • Bradford White

**Water heater tank capacity:** • 80 Gallons

**Water heater approximate age:** • 3 years

**Water heater typical life expectancy:** • 10 to 15 years (electric)

**Approximate Hot water temperature (Generally accepted safe temp. is 120° F):**

• 115° F



76. 115° F

**Waste disposal system:** • [Private](#)

**Waste and vent piping in building:** • [ABS plastic](#) • [PVC plastic](#) • [Cast iron](#)

**Floor drain location:** • None found

**Water treatment system:** • Water softener • Carbon filter • Basic filtration system

**Gas piping material:** • Copper

**Main gas shut off valve location:** • At propane Tank

**Location of fuel storage tank/system:**

- South
- Exterior
- (Propane Tanks)
- Basement
- (Oil Tank)

**Exterior hose bibb (outdoor faucet):** • Present • Frost-proof/anti-siphon faucets

## Limitations

**Fixtures not tested/not in service:**

- Jet Tub

Due to an ineffective drain stopper.

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing •

**Not included as part of a building inspection:** • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Septic systems

## Recommendations

### RECOMMENDATIONS \ General

**55. Condition:** • Wall tile and surrounds in the tub and shower areas must be caulked periodically to prevent leakage problems from occurring. From time to time you will have to replace items such as, but not limited to, toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out. Toilets should be caulked at the front of the base from bolt to bolt.

### RECOMMENDATIONS \ Overview

**56. Condition:** • Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every ten years.

### FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

**57. Condition:** • [Leak or drip](#)

The hose bib at the east side leaked when the valve was opened. Recommend evaluation and repair by a licensed plumber.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** East Exterior Wall



77. Leak or drip

### FIXTURES AND FAUCETS \ Basin, sink and laundry tub

**58. Condition:** • Slow drain. Recommend snaking the drain or using a drain cleaner. This can be done by a qualified handyman.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** First Floor Powder Room





78. Slow drain. Recommend snaking the drain or...

**59. Condition:** • Drain stop ineffective

The drain stop to the right hand sink in the master bathroom did not work properly and had to be lifted for the sink to drain. Recommend evaluation and repair by a qualified handyman or plumbing contractor.

**Implication(s):** Nuisance | Reduced operability

**Location:** Master Bathroom



79. Drain stop ineffective

**FIXTURES AND FAUCETS \ Bathtub**

**60. Condition:** • [Leak](#)

The cold water faucet at the master bathroom tub was leaking. Recommend evaluation and repair by a qualified handyman or plumbing contractor.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Master Bathroom

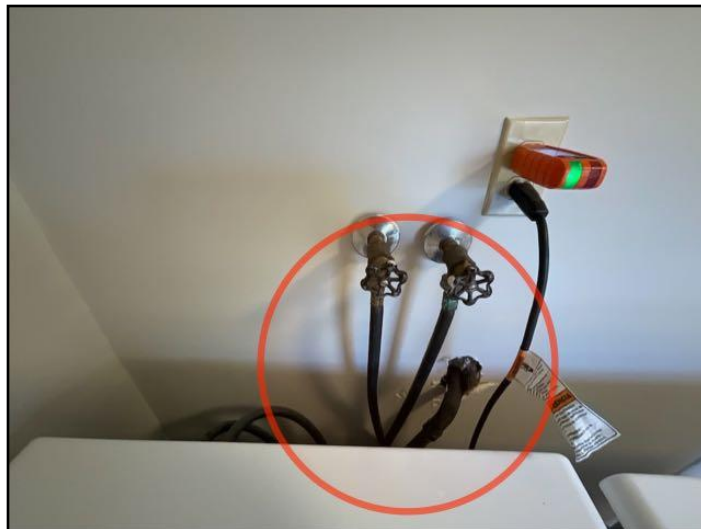


80. Leak

## COMMENTS \ Additional

**61. Condition:** • The rubber hoses to the washing machine, while serving their intended purpose, have the potential to burst. Recommend replacing rubber hoses with metal-clad hoses. This can be done by a qualified handyman.

**Location:** Laundry Area



81. The plastic hoses to the washing machine,...

**62. Condition:** • The caulk between the bathtub/shower and the tile wall is starting to deteriorate. Recommend re-caulking to prevent water from getting into the walls behind which can lead to water damage or mold. This can be done by a qualified handyman.

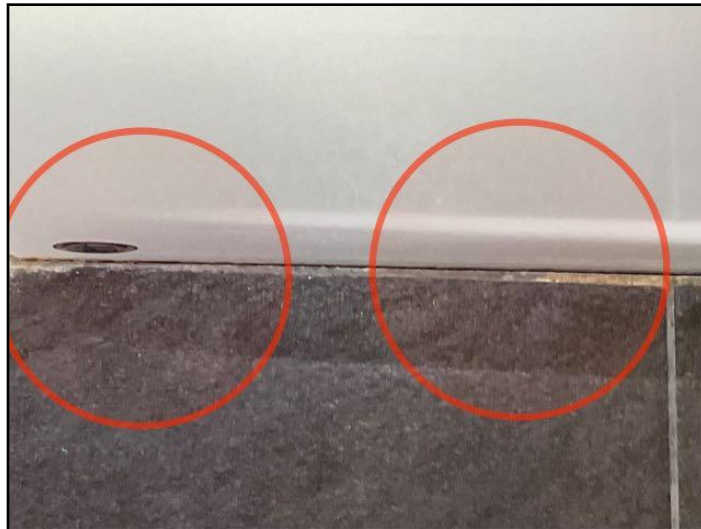
**Location:** Second Floor Hallway Bathroom



82. The caulk between the bathtub/shower and th...

**63. Condition:** • The gap between the bathtub/shower and the floor is not sealed properly and can lead to water intrusion and possible mold. Recommend evaluation and repair by a qualified handyman.

**Location:** Hallway Bathroom Second Floor



83. The gap between the bathtub/shower and the...

**64. Condition:** • The drain stopper in the jet tub did not work and thus the jet tub could not be filled and tested. Recommend evaluation and repair by a licensed plumber.

**Location:** Second Floor Master Bathroom



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**84.** *The drain stopper in the jet tub in the...*

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## Description

**General:** • 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 operations. Self or continuous cleaning operations, cooking functions, clocks, timing devices, lights, and thermostat accuracy are not tested on ovens during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connections to facilitate testing. Metal-clad water supply hoses are recommended to prevent bursting and it is recommended to clean out dryer vents annually.

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • Vinyl • Tile

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Fixed](#) • [Single/double hung](#) • Wood

**Glazing:** • [Single](#) • [Double](#) • [Primary plus storm](#)

**Exterior doors - type/material:** • Hinged • [Sliding glass](#) • [Wood](#) • [Plastic/fiberglass](#) • Metal-clad • Garage Door - Metal Clad

**Doors:** • Inspected

**Evidence of basement leakage:** • Basement was dry and there was no musty odor at time of inspection

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Cooktop fuel:** • Electricity

**Appliances:** • Refrigerator • Dishwasher • Microwave oven • Door bell • Cooktop • Wall Oven (or Oven) • Downdraft Exhaust Fan

**Laundry facilities:** • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

**Kitchen ventilation:** • Cooktop Downdraft Exhaust Fan

**Bathroom ventilation:**

• Exhaust fan

\* Master Bathroom and Powder Room

• Window

\* Second Floor Hallway Bathroom

**Laundry room ventilation:** • Clothes dryer vented to exterior

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

## Limitations

**General:** • The insides of the wall cavities were not evaluated. We are limited to visual signs of the outer wall surfaces and cannot see through the walls to detect concealed water damage, concealed molds, concealed wood destroying insect damage, concealed wood destroying organism activity, or any other concealed conditions inside the walls.

### Inspection limited/prevented by:

- Storage/furnishings. Recommend that the owner inspect again at final walkthrough prior to closing
- Storage in closets and cabinets / cupboards. Recommend that the owner inspect again at final walkthrough prior to closing
- Views of the basement sill were blocked by fiberglass insulation.



85. Views of the basement sill were blocked by...

- Views of the basement joists and sill were blocked by sheetrock walls and ceilings. (In the Exercise Room)

**Basement leakage:** • Cannot predict how often or how badly basement will leak

## Recommendations

### RECOMMENDATIONS \ General

**65. Condition:** • Recommend cleaning dryer exhaust vent ducts annually to prevent fires and allow the dryer to operate more efficiently.

### WINDOWS \ General notes

**66. Condition:** • Painted shut

The window at the exercise room appeared to be painted shut. Recommend evaluation and repair by a qualified painting contractor or handyman.

**Implication(s):** Equipment inoperative | Nuisance

**Location:** Basement





86. Painted shut

## WINDOWS \ Glass (glazing)

### 67. Condition: • [Cracked](#)

There was a cracked pane in one of the windows at the second-floor middle bedroom. Recommend evaluation and repair by a qualified glazier.

**Location:** Second Floor Middle Bedroom



87. Cracked Pane

## DOORS \ Hardware

**68. Condition:** • Door lock was controlled by a key turn mechanism from the inside and not a thumb turn mechanism. This can be a potential safety hazard if the key can't be found in an emergency and the locked door is needed for egress. Recommend replacing the key turn with a thumb turn by a qualified locksmith.

In addition, the door did not latch properly. This should be addressed by the locksmith or handyman as well.

**Location:** Basement



88. Door lock was controlled by a key turn...

## STAIRS \ Handrails and guards

69. Condition: • [Loose](#)

Note that the handrail to the basement stairs was loose. Recommend evaluation and repair by a qualified handyman.

**Implication(s):** Fall hazard

**Location:** Basement Stairs



89. Loose

## STAIRS \ Spindles or balusters

70. Condition: • [Missing](#)

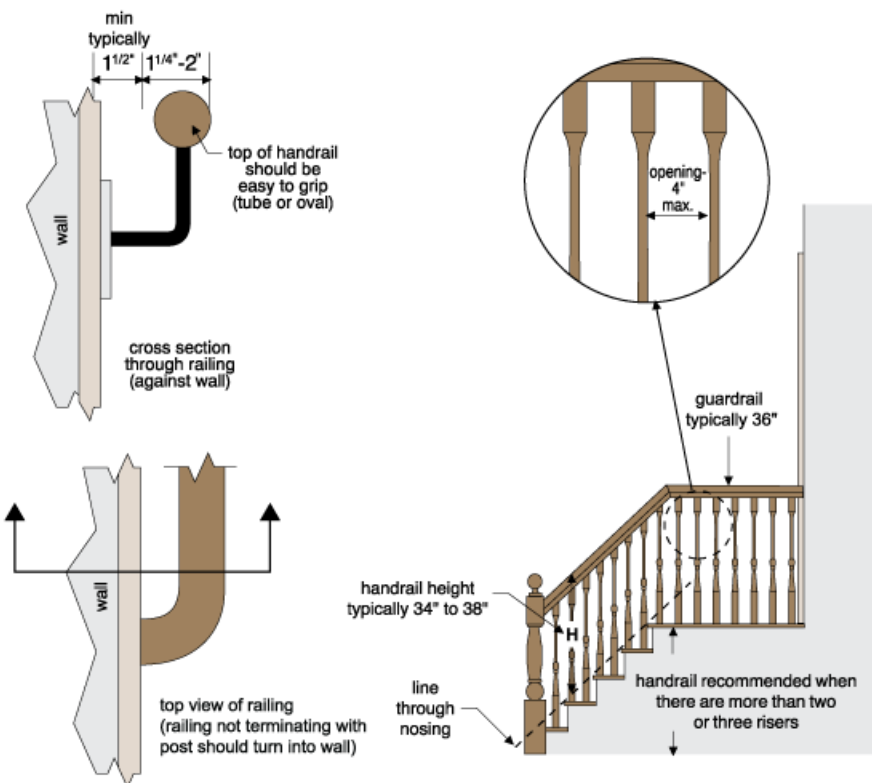
There were no balusters at the basement staircase, which could present to falling hazard for young children.

Recommend evaluation and repair by a qualified handyman or carpenter.

**Implication(s):** Fall hazard

**Location:** Basement Staircase

## Handrails and guards



90. Missing

## GARAGE \ Door between garage and living space

**71. Condition:** • Self-closer on the door between the house and the garage is missing or ineffective. This is a security hazard as well as a safety hazard as it could allow noxious fumes to enter the home. It is also a fire hazard. Recommend adjustment/addition of self-closing hinges by a qualified handyman.



In addition, the strike plate was loose on the wall, thus the garage door did not close tightly.

**Location:** Garage



91. Self-closer missing



92. Loose strike plate

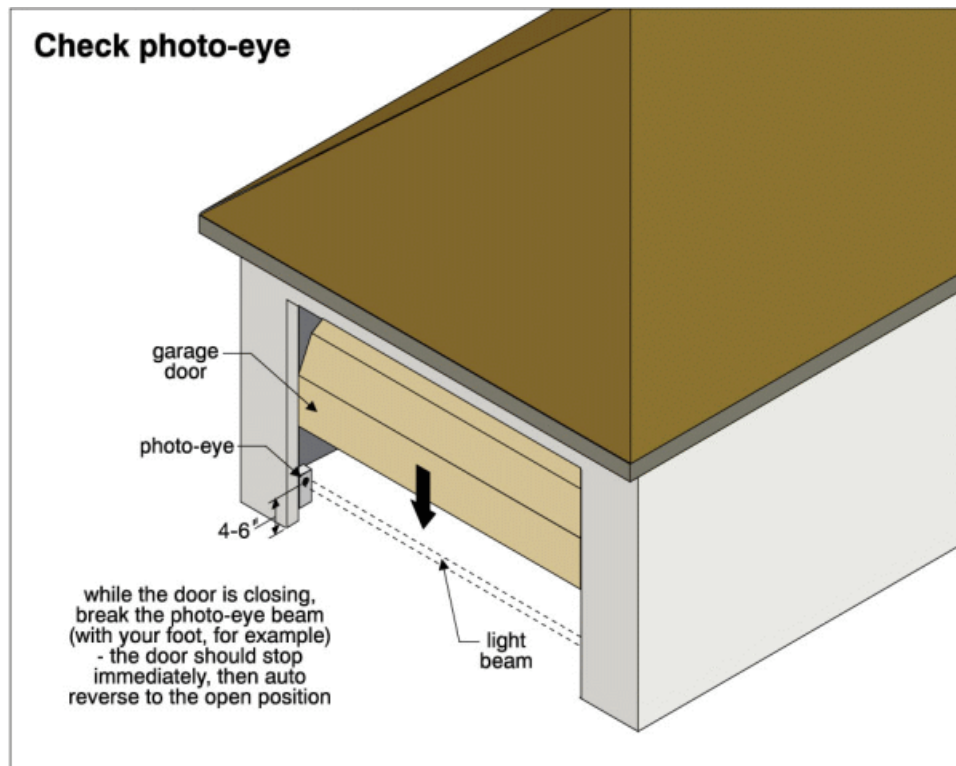
## GARAGE \ Vehicle door operators (openers)

**72. Condition:** • Sensors inoperative

The photoelectric sensors at the western garage door were not working. As a result, the door doesn't close unless the switch is held down. Recommend evaluation and repair by a qualified garage door specialist.

**Implication(s):** Physical injury

**Location:** West Garage





93. Sensors inoperative

## APPLIANCES \ Dishwasher

**73. Condition:** • Backflow prevention high loop missing

There was no high loop in the dishwasher drain hose. This can lead to dirty water flowing back into the dishwasher. Recommend evaluation and repair by a qualified handyman or plumber.

**Implication(s):** Back-flow of water into the dishwasher, possibly contaminating dishes

**Location:** First Floor Kitchen

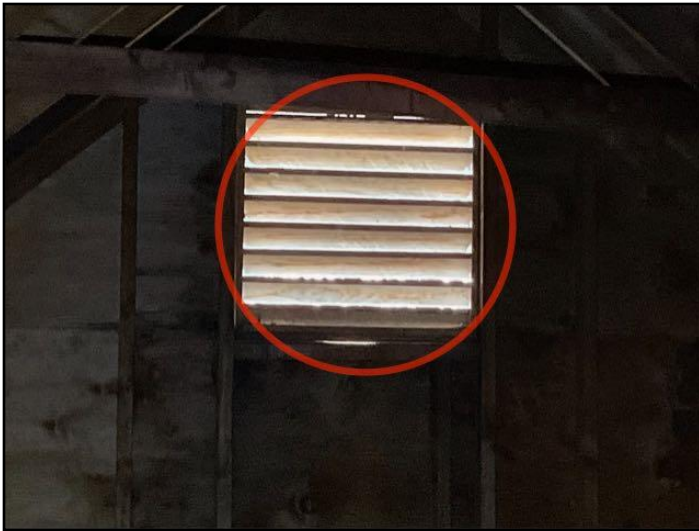


94. Backflow prevention high loop missing

## COMMENTS \ Additional

**74. Condition:** • There didn't appear to be any screening inside of the gable vents at the attic. (I couldn't get close enough to see due to lack of a covered pathway). This can lead to unwanted pest intrusion. Recommend evaluation and repair if necessary by a qualified handyman.

**Location:** Attic



95.



96.

**75. Condition:** • The closet door at the north east bedroom did not latch properly. Recommend evaluation and repair by a qualified handyman.

**Location:** Second Floor Northeast Bedroom



97.

**76. Condition:** • The front right burner at the cooktop did not appear to work. Recommend evaluation and repair if necessary by a qualified appliance service specialist.

**Location:** Kitchen





98.

**77. Condition:** • One of the mirror doors had a bent frame. This could result in the mirrors coming loose and breaking. Recommend evaluation and repair if possible by qualified handyman.

**Location:** Basement Gym



99.

# SITE INFO

Ridgefield, CT November 18, 2023

Report No. 1183, v.0

[www.nearwaterpgllc.com](http://www.nearwaterpgllc.com)

SUMMARY O

ROOFING

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## Description

**Weather:** • Partly sunny

**Approximate temperature:** • 56°

**Attendees:** • Buyer • Buyer's agent

**Access to home provided by:** • Buyer's agent

**Occupancy:** • There was no one home during the inspection. • The home was furnished during the inspection.

**Utilities:** • All utilities were on during the inspection. • The water service is private. • The plumbing waste disposal system is private.

**Approximate inspection Start time:** • The inspection started at 9:00 a.m.

**Approximate inspection End time:** • The inspection ended at 1:30 p.m.

**Approximate age of home:** • 40 to 45 years

**Approximate date of construction:** • 1982

**Approximate size of home:** • 3100 ft.<sup>2</sup>

**Building type:** • Detached home

**Number of dwelling units:** • Single-family

**Number of stories:** • 2

**Number of rooms:** • 9

**Number of bedrooms:** • 4

**Number of bathrooms:** • 2 • 1/2

**Number of kitchens:** • 1

**Below grade area:** • Basement

**Garage, carport and outbuildings:** • Attached two-car garage - basement level

**Area:** • Suburb

**Street type:** • Residential

**Street surface:** • Paved

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS