



Website: <http://wellsriverhomeinspections.com>

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259 Boltonville Rd

Wells River VT 05081-9724

Inspector: Steven McPherson

NACHI14030311



Summary

Client(s): **Town of Thetford VT**

Property address: **Treasure Island Facility**

1281 RT 244

Fairlee VT

Inspection date: **Friday, November 14, 2014**

This report published on Wednesday, November 19, 2014 8:40:21 AM EST

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This summary report is the exclusive property of Wells River Certified Home Inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. The summary report should be read in conjunction with the main report of the same title and date, which contains pictures.

PURPOSE AND SCOPE

This inspection was conducted in accordance with the Standards of Professional Practice and the Rules of Professional Conduct as specified by the State of Vermont. Additional information as to inspection standards is included at the end of the main report.

Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing

	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

Grounds

1  - The entire property has an abundance of dead or damaged trees, brush and brush piles, new and old brush growth, some of the dead standing trees are a safety concern especially around the public buildings and public areas of the property

2  -
Driveway needs some repairs,

Recommend:

remove and patch sunken and heaved areas

3  - **Minor deterioration** (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommend: that a qualified contractor evaluate and repair as necessary. For example, removing old pavement and installing new.

Out buildings

4  - the storage facility at the far east portion of the property,

- 1) roof has a hole
- 2) floor has a hole

Recommend:

repair holes in floor and roof

The beach equipment storage building located on the beach needs the rear window sill replaced due to rot

Fencing

6  - Fencing on the volleyball and basketball courts need repair, some of the posts need to be reset

basketball/volleyball courts

9  - basketball court needs holes filled due to settling gravel under blacktop, volleyball court has some water erosion due to drainage of upper slope of property facing RT 244, needs to be filled and re-compacted, volleyball court retains water and makes it very unstable

Water slide, Jungle gym, Boats

10  - The metal slide on the beach is rusted dangerous and out of date

11  - outdoor jungle gym on the beach, The fall distance from floor to ground should be within 4" or less, need to fill under play set a few inches for the safety of the children

Boat docks

13  - **Floating Boat Docks**

The two floating boat docks on the main beach area are showing signs of wear, and are in need of repair,

The floating dock in cove area should be pulled out and evaluated for rot and maintenance

14  - **Floating platform docks**

The two floating platforms are in good working condition, no signs of rot

Lifeguard Chair

15    - The lifeguard station chair is in the process of being rebuilt due to rot , the footing for chair need replacing should be replaced with concrete block

Exterior and Foundation

17   - Moderate cracks (1/2 inch - 3/4 inch) were found in the foundation. This may be a structural concern or an indication that settlement is ongoing. The client should consider hiring qualified contractors and/or engineers as necessary for further evaluation. At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including hydraulic cement, resilient caulks and epoxy sealants.

18  - One or more holes or gaps were found in siding or trim on the attached garage. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

Garage or Carport

19   - missing a smoke detector

Roof

21   - Gutters were missing over one or more entrances. People entering and exiting the building are likely to get wet during periods of rain as a result. Most buildings benefit from having a complete drainage system installed, but at a minimum, recommend installing gutters over entrances.

22    - One or more gutters and/or downspouts were missing. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

erosion is taking place between the house and stairs going down to beach area due to no gutters on house or garage at main entrance to home

23  - main entrance patio slab forms ice creating very serious slippery conditions due to missing gutter over and around main entrance

24    - although not a safety concern, roofs on all building on the property should be power washed to remove moss and algae build up,

some of the roofed structures have unprotected rafters and roof plywood underneath,

recommend

staining or painting for preservation purposes

25  - Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface of a good portion of the out buildings. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.

Electric

26    - **Smoke Detectors** are present and working but are out dated, they should be replaced with photo electric detectors two of which should be smoke/carbon monoxide combination to be placed

- 1) on main floor
- 2) in master bedroom

27  - **Electrical Panels:**

all electrical panels and connections are up to date materials and are all in working order, free from defects and moisture,

Fireplaces, Stoves, Chimneys and Flues



30  - **Fire Places and secondary heat source**

there are two back to back fire places as well as an older fisher wood stove connected into one of the 3 chimney flues, the fire place on the den side of the chimney is blocked off the flu is in-operable, chimney is missing flu caps/covers

Kitchen**31**    - **Kitchen condition:**

overall condition and useability of the kitchen is adequate but does need to be remodeled, the cabinet and cooking space is of inadequate size, kitchen window is single pain and should be replaced, appliance all work well, there is also a kitchen light right over the sink which is very hazardous

Bathrooms, Laundry and Sinks

32   - one of the bathroom sinks is hanging loose on wall, recommend re hanging the sink or replace with a vanity sink

33   - bathroom sink faucet needs replacement

Interior, Doors and Windows

34   - The ceiling in the master bedroom is in need of repair since roof was replaced

35   - Basement door needs new weather stripping



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Property Inspection Report

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PURPOSE AND SCOPE

This inspection was conducted in accordance with the Standards of Professional Practice and the Rules of Professional Conduct as specified by the State of Vermont. Additional information as to inspection standards is included at the end of the report.

A standard Home Inspection Report is based on a visual assessment of the condition of the accessible features of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

Inspectors summary:

I have found the above named property to be in good general condition and appearance except where noted throughout this report. It is of my professional opinion that said property is in need of some repair and general maintenance throughout the grounds as well. I believe I addressed the concerns the owner had over and above the general standard home inspection to the best of my ability, with concerns of abandoned property on the premises, the property on premises belongs to the current tenant of the residence, there

was not any abandoned property found that did not belong there or not in use

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

General Information

Report number: 103

Date: November 14 2014

Time started: 1pm

Time finished: 330pm

Present during inspection: Tenant, Scott Ohearn

Client present for discussion at end of inspection: No

Inspection fee: \$550.00

Buildings inspected: One house, attached garage, 7 out buildings

Age of main building: Built in the early to middle 60's 1962-1965, approximately 52-54 years old

Occupied: Yes

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Front of Property:

The front of the property facing RT 244, as well as the entire property

Condition of driveway: Appeared serviceable

Driveway material: Asphalt, Gravel

overall lanscape condition: Theres alot of brush pile, over growth of trees and sapling, dead downed trees left to rot on ground, dead standing trees pose a safety risk to resident and public

1)  The entire property has an abundance of dead or damages trees, brush and brush piles, new and old brush growth, some of the dead standing trees are a safety concern especially around the public buildings and public areas of the property



Photo 1-1



Photo 1-2



Photo 1-3



Photo 1-4



Photo 1-5



Photo 1-6



Photo 1-7

looking down from driveway to bathhouse,
overgrowth from saplings, brush



Photo 1-8



Photo 1-9

2) 

Driveway needs some repairs,

Recommend:

remove and patch sunken and heaved areas



Photo 2-1
driveway cracked and sunken



Photo 2-2
portion of driveway near RT 244 needs
repair from town construction



Photo 2-3



Photo 2-4

3)  **Minor deterioration** (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommend: that a qualified contractor evaluate and repair as necessary. For example, removing old pavement and installing new.

Out buildings

Bathhouse condition:: The bath house/out houses on the property are in good working condition as well as being winterized

4)  the storage facility at the far east portion of the property,

1) roof has a hole

2) floor has a hole

Recommend:

repair holes in floor and roof

The beach equipment storage building located on the beach needs the rear window sill replaced due to rot



Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4



Photo 4-5

window on back of beach equipment

storage building

5) **i** overall out building condition

safe and adequate,(except where noted below) out houses are in working condition and winterized



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4



Photo 5-5



Photo 5-6



Photo 5-7



Photo 5-8



Photo 5-9



Photo 5-10

Fencing

General Condition:: All fencing on property is adequate in fair working condition except where noted below

- 6)   Fencing on the volleyball and basketball courts need repair, some of the posts need to be reset



Photo 6-1
hole in volleyball court fence



Photo 6-2
fence on volleyball court leaning out



Photo 6-3
fence on volleyball court leaning out,
needs trees and brush cleared



Photo 6-4
volleyball court fence leaning



Photo 6-5
basketball court fence leaning in and out



Photo 6-6

7) **i** fencing in back yard attached to house is in good working condition



Photo 7-1



Photo 7-2



Photo 7-3

8) **i** The post and rail fence located on the stairs going to the beach is in good condition no signs of wear or rot



Photo 8-1**Photo 8-2**

basketball/volleyball courts

overall condition: usable with caution

- 9)    basketball court needs holes filled due to settling gravel under blacktop, volleyball court has some water erosion due to drainage of upper slope of property facing RT 244, needs to be filled and re-compacted, volleyball court retains water and makes it very unstable

**Photo 9-1**

erosion on volleyball court due to road drainage

**Photo 9-2**

puddling water on volleyball court

**Photo 9-3**

dips in basketball court, also needs lines painted

Water slide, Jungle gym, Boats

General Condition:: all play equipment on or around beach is safe and in good working condition except where noted below

- 10)    The metal slide on the beach is rusted dangerous and out of date



Photo 10-1



Photo 10-2

-
- 11)    outdoor jungle gym on the beach, The fall distance from floor to ground should be within 4" or less, need to fill under play set a few inches for the safety of the children



Photo 11-1



Photo 11-2

-
- 12)   The condition of the boats used publicly are all in good working condition



Photo 12-1
paddle boats in good working condition



Photo 12-2



Photo 12-3

Boat docks

13)    **Floating Boat Docks**

The two floating boat docks on the main beach area are showing signs of wear, and are in need of repair,

The floating dock in cove area should be pulled out and evaluated for rot and maintenace



Photo 13-1



Photo 13-2



Photo 13-3



Photo 13-4

14) ✓ **i** **Floating platform docks**

The two floating platforms are in good working condition, no signs of rot



Photo 14-1



Photo 14-2

Lifeguard Chair

- 15)    The lifeguard station chair is in the process of being rebuilt due to rot, the footing for chair need replacing should be replaced with concrete block



Photo 15-1

Signage

- 16)  All signage for park is in good condition and adequate



Photo 16-1



Photo 16-2

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris;

Condition of wall exterior covering: overall condition of siding on house and garage are in good condition except where noted below

Apparent wall structure: Wood frame

Wall covering: Wood, needs repair on the garage as noted below

Apparent foundation type: Unfinished basement

Foundation/stem wall material: Concrete block, overall condition is adequate except where noted below

- 17)   Moderate cracks (1/2 inch - 3/4 inch) were found in the foundation. This may be a structural concern or an indication that settlement is ongoing. The client should consider hiring qualified contractors and/or engineers as necessary for further evaluation. At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including hydraulic cement, resilient caulks and epoxy sealants.

**Photo 17-1**

A concrete block cracked a joints and mortar missing

- 18)  One or more holes or gaps were found in siding or trim on the attached garage. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

**Photo 18-1**

hole and rot on side of the garage facing RT 244

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Condition:: garage is in good condition overall except noted below,

- 19)   missing a smoke detector

- 20) Garage is in good shape overall, except the side wall facing RT 244 has some rot and a hole at the base of the siding

**Photo 20-1**

hole and rot on side of the garage facing RT 244

Roof

Limitations: Note

that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector

does not guarantee or warrant that leaks will not occur in the future.

Condition: I have found the roof to be structurally sound, roofing is roughly 8 year old 25yr 3 tab asphalt shingles

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below), gutters are missing on front entrance and as well as the rear,main entrance patio slab

21)   Gutters were missing over one or more entrances. People entering and exiting the building are likely to get wet during periods of rain as a result. Most buildings benefit from having a complete drainage system installed, but at a minimum, recommend installing gutters over entrances.



Photo 21-1
missing gutters over entances

22)    One or more gutters and/or downspouts were missing. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

erosion is taking place between the house and stairs going down to beach area due to no gutters on house or garage at main entrance to home



Photo 22-1
missing gutters over entances



Photo 22-2

23)  main entrance patio slab forms ice creating very serious slippery conditions due to missing gutter over and around main entrance

**Photo 23-1**

main entrance patio with ice formed at entrance due to gutters missing over entrances

24)  although not a safety concern, roofs on all building on the property should be power washed to remove moss and algae build up,

some of the roofed structures have unprotected rafters and roof plywood underneath, **recommend** staining or painting for preservation purposes

**Photo 24-1**

open patio structure at Island point, covered in moss as well as foliage from trees

**Photo 24-2**

shed roof on back of storage facility on beach moss and debris build up

**Photo 24-3**

underneath roof structure, unprotected from weather condition and moisture

25)  Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface of a good portion of the out buildings. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.



Photo 25-1



Photo 25-2



Photo 25-3



Photo 25-4



Photo 25-5



Photo 25-6

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed.

If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

-
- 26)    **Smoke Detectors** are present and working but are out dated, they should be replaced with photo electric detectors two of which should be smoke/carbon monoxide combination to be placed
- 1) on main floor
 - 2) in master bedroom

27)  **Electrical Panels:**

all electrical panels and connections are up to date materials and are all in working order, free from defects and moisture,



Photo 27-1



Photo 27-2



Photo 27-3



Photo 27-4



Photo 27-5



Photo 27-6



Photo 27-7

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. **general water and sewer plumbing is adequate and up to date in good working condition:**

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

28) water heating system

Bradford White system professionally installed in 2002 with an over sized filtered water holding tank, system seems to be up to date and in good working condition



Photo 28-1



Photo 28-2



Photo 28-3

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

29) Heating System

Peerless cast iron propane fired boiler system professionally installed in 2002 system is in good working condition



Photo 29-1



Photo 29-2



Photo 29-3

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

30) **Fire Places and secondary heat source**

there are two back to back fire places as well as an older fisher wood stove connected into one of the 3 chimney flues, the fire place on the den side of the chimney is blocked off the flu is in-operable, chimney is missing flu caps/covers



Photo 30-1

secondary heat source vent pipe securely and safely connected to the second flu in the chimney



Photo 30-2



Photo 30-3

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and

components behind and obscured by appliances are inaccessible and excluded from this inspection.

31)    **Kitchen condition:**

overall condition and useability of the kitchen is adequate but does need to be remodeled, the cabinet and cooking space is of inadequate size, kitchen window is single pane and should be replaced, appliance all work well, there is also a kitchen light right over the sink which is very hazardous



Photo 31-1

kitchen window is single pane and should be replaced



Photo 31-2



Photo 31-3

unprotected light fixture right over the kitchen sink

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

32)   one of the bathroom sinks is hanging loose on wall, recommend re hanging the sink or replace with a vanity sink

33)   bathroom sink faucet needs replacement



Photo 33-1
bathroom faucet housing broke

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

General Condition:: I have found the interior of the residence to in good condition except where noted below

- 34) 🟢🔪 The ceiling in the master bedroom is in need of repair since roof was replaced



Photo 34-1

- 35) 🧤✅ Basement door needs new weather stripping



Photo 35-1



Photo 35-2

- 36) **i** There is no permanent lighting installed in the main living area

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Condition:: I have found the basement as well as second floor floor joist to be structurally sound, free of any leakage or any water intrusion or mold

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

This concludes the Inspection Report,

I would like to take this time to thank you for choosing Wells River Certified Home Inspections

OUR STANDARDS OF PROFESSIONAL PRACTICE

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Glossary NOTE: *Italicized words* are defined in the Glossary

1. INTRODUCTION

1.1 These Standards define the practice of Home Inspection in the State of Arizona.

1.2 These Standards of Practice

A. provide inspection guidelines.

B. make public the services provided by private fee-paid inspectors.

2. PURPOSE AND SCOPE

Inspections performed to these Standards shall provide the client with a better understanding of the property conditions, as observed at

the time of the inspection.

2.2 Inspectors shall:

A. before the inspection report is delivered, enter into a written agreement with the client or their authorized agent that includes:

1. the purpose of the inspection.
 2. the date of the inspection.
 3. the name address and certification number of the inspector.
- the fee for services.

4. a statement that the inspection is performed in accordance with these Standards.

limitations or exclusions of systems or components inspected.

B. Observe readily accessible installed systems and components listed in these Standards.

C. submit a written report to the client, which shall:

1. describe systems and components identified in sections 4-12 of these Standards.
2. state which systems and components designated for inspection in these Standards have been inspected and any systems and components designated for inspection in these Standards, which were present at the time of the inspection and were not inspected and a reason why they were not inspected.
3. state any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.

2.3 These Standards are not intended to limit inspectors from:

- A. reporting observations and conditions in addition to those required in Section 2.2.
- B. excluding systems and components from the inspection if requested by the client.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

A. Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.

These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

3.2 General exclusions:

A. Inspectors are NOT required to report on:

1. life expectancy of any component or system.
2. the causes of the need for a major repair.
3. the methods, materials and costs of corrections.
4. the suitability of the property for any specialized use.
5. compliance or non-compliance with applicable regulatory requirements.
6. the market value of the property or its marketability.
7. the advisability or inadvisability of purchase of the property.
8. any component or system, which was not observed.
9. the presence or absence of pests such as wood damaging organisms, rodents, or insects.
10. cosmetic items, underground items, or items not permanently installed.

B. Inspectors are NOT required to:

1. offer warranties or guarantees of any kind.
2. calculate the strength, adequacy, or efficiency of any system or component.
3. enter any area or perform any procedure, which may damage the property or its components or be dangerous to the inspector or other persons.
4. operate any system or component, which is shut down or otherwise inoperable.
5. operate any system or component, which does not respond to normal operating controls.
6. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris, which obstructs access or visibility.
7. determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, and contaminants in soil, water, and air.
8. determine the effectiveness of any system installed to control or remove suspected hazardous substances.
9. predict future conditions, including but not limited to failure of components.
10. project operating costs of components.
11. evaluate acoustical characteristics of any system or component.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The inspector shall observe:

A. structural components including:

1. foundation.
2. floors.
3. walls.
4. columns.

5. ceilings.

6. roofs.

4.2 The Inspector shall:

A. describe the type of:

1. foundation.

2. floor structure.

3. wall structure.

4. columns.

5. ceiling structure.

6. roof structure.

B. probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.

C. enter under floor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.

D. report the methods used to inspect under floor crawl spaces and attics.

E. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

5. SYSTEM: EXTERIOR

5.1 The inspector shall observe:

A. wall cladding, flashings and trim.

B. entryway doors and representative number of windows.

C. garage door operators.

D. decks, balconies, stoops, steps, areaways, and porches including railings.

E. eaves, soffits and fascias.

F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 The inspector shall:

A. describe wall-cladding materials.

B. operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator.

C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 The inspector is NOT required to observe:

A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.

B. fences.

C. safety glazing.

D. garage door operator remote control transmitters.

E. geological conditions.

F. soil conditions.

G. recreational facilities.

H. outbuildings other than garages and carports.

6. SYSTEM: ROOFING

6.1 The inspector shall observe:

A. roof coverings.

B. roof drainage systems.

C. flashings.

D. skylights, chimneys and roof penetrations.

E. signs of leaks or abnormal condensation on building components.

6.2 The inspector shall:

A. describe the type of roof covering materials.

B. report the methods used to inspect roofing.

6.3 The inspector is NOT required to:

A. walk on the roofing.

B. observe attached accessories including but not limited to solar systems, antennae, and lightning arresters.

7. SYSTEM: PLUMBING

7.1 The inspector shall observe:

A. interior water supply and distribution system including:

1. piping materials, including supports and insulation.
 2. fixtures and faucets.
 3. functional flow.
 4. leaks.
 5. cross connections.
 - B. interior drain, waste and vent system, including:
 1. traps; drain, waste, and vent piping; piping supports and pipe insulation.
 2. leaks.
 3. functional drainage.
 - C. hot water systems including:
 1. water heating equipment.
 2. normal operating controls.
 3. automatic safety controls.
 4. chimneys, flues and vents.
 - D. fuel storage and distribution systems including:
interior fuel storage equipment, supply piping, venting and supports.
leaks.
 - E. sump pumps.
- 7.2 The inspector shall:
- A. describe:
 1. water supply and distribution piping materials.
 2. drain, waste and vent piping materials.
 3. water heating equipment.
 - B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.
- 7.3 The inspector is NOT required to:
- A. state the effectiveness of anti-siphon devices.
 - B. determine whether water supply and waste disposal systems are public or private.
 - C. operate automatic safety controls.
 - D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
 - E. observe:
 1. water conditioning systems.
 2. fire and lawn sprinkler systems.
 3. on-site water supply quantity and quality.
 4. on-site waste disposal systems.
 5. foundation irrigation systems.
 6. spas, except as to functional flow and functional drainage.

8. SYSTEM: ELECTRICAL

- 8.1 The inspector shall observe:
- A. service entrance conductors.
 - B. service equipment, grounding equipment, main over-current device, and main and distribution panels.
 - C. amperage and voltage ratings of the service.
 - D. branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages.
 - E. the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
 - F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.
 - G. the operation of ground fault circuit interrupters.
- 8.2 The inspector shall:
- A. describe:
 1. service amperage and voltage.
 2. service entry conductor materials.
 3. service type as being overhead or underground.
 4. location of main and distribution panels.
 - B. report any observed aluminum branch circuit wiring.
- 8.3 The inspector is NOT required to:
- A. insert any tool, probe or testing device inside the panels.
 - B. test or operate any over current device except ground fault interrupters.
 - C. dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels.
 - D. observe
 1. smoke detectors.

2. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

9. SYSTEM: HEATING

9.1 The inspector shall observe:

A. permanently installed heating systems including:

1. heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.
5. solid fuel heating devices.
6. heat distribution systems including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
7. the presence of an installed heat source in each room.

9.2 The inspector shall:

A. describe:

1. energy source.
 2. heating equipment and distribution type.
- B. operate the systems using normal operating controls.
- C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The inspector is NOT required to:

- A. operate heating systems when weather conditions or other circumstances may cause equipment damage.
 - B. operate automatic safety controls.
 - C. ignite or extinguish solid fuel fires.
- D. observe:
1. the interior of flues.
 2. fireplace insert flue connections.
 3. humidifiers.
 4. electronic air filters.
 5. the uniformity or adequacy of heat supply to the various rooms.

10. SYSTEM: CENTRAL AIR CONDITIONING

10.1 The inspector shall observe:

A. central air conditioners including:

1. cooling and air handling equipment.
 2. normal operating controls.
- B. distribution systems including:
1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units.
 2. the presence of an installed cooling source in each room.

10.2 The inspector shall:

A. describe:

1. energy sources.
 2. cooling equipment type.
- B. operate the systems using normal operating controls.
- C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 The inspector is NOT required to:

- A. operate cooling systems when weather conditions or other circumstances may cause equipment damage.
- B. observe non-central air conditioners.
- C. observe the uniformity or adequacy of cool-air supply to the various rooms.

11. SYSTEM: INTERIORS

11.1 The inspector shall observe:

- A. walls, ceiling and floors.
- B. steps, stairways, balconies and railings.
- C. counters and a representative number of cabinets.
- D. a representative number of doors and windows.
- E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
- F. sumps.

11.2 The inspector shall:

- A. operate a representative number of primary windows and interior doors.
- B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3 The inspector is NOT required to observe:

- A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
- B. carpeting.
- C. draperies, blinds or other window treatments.
- D. household appliances.
- E. recreational facilities or another dwelling unit.

12. SYSTEM: INSULATION & VENTILATION

12.1 The inspector shall observe:

- A. insulation and vapor retarders in unfinished spaces.
- B. ventilation of attics and foundation areas.
- C. kitchen, bathroom, and laundry venting systems.

12.2 The inspector shall describe:

- A. insulation and vapor retarders in unfinished spaces.
- B. absence of same in unfinished space at conditioned surfaces.

12.3 The inspector is NOT required to report on:

- A. concealed insulation and vapor retarders.
- B. venting equipment, which is integral with household appliances.

13. Pools and Spas

The inspector may examine the following at his/her discretion, as agreed with client:

A. Items to be identified and reported:

1. Location and type of pool or spa examined.
2. Conditions limiting or otherwise inhibiting inspection.
3. Enclosure and related gates.
4. Hardscaping and drainage related to the inspected pool or spa.
5. Condition of visible portions of systems, structures, or components.
6. Normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections.

B. The inspector is not required to:

1. Examine any above-ground, movable, freestanding, or otherwise non-permanently installed pool or spa, or self-contained equipment.
2. Come into contact with pool or spa water to examine the system, structure, or components.
3. Determine adequacy of spa jet water force or bubble effect.
4. Determine structural integrity or leakage of any kind.
5. Evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers, and related components.
6. Operate or evaluate filter backwash systems.
7. Examine accessories, such as, but not limited to, aerators or air-blowers, diving or jump boards, ladders, skimmers, slides, or steps.

GLOSSARY

Automatic Safety Controls:

Devices designated and installed to protect systems and components from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

Central Air Conditioning:

A system, which uses ducts to distribute, cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

Client:

A customer who contracts with a home inspector for a home inspection.

Component:

A readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the system.

Cross Connection:

Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations:

Situations, which pose a threat of injury to the inspector, and those situations that require the use of special protective clothing or safety equipment.

Describe:

Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

Dismantle:

To take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

Engineering:

Any professional service or creative work requiring education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences

Evaluation by Appropriate Persons:

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspector.

Functional Drainage:

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow:

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Immediate Major Repair:

A major defect, which if not quickly addressed, will be likely to do any of the following:

worsen appreciably

cause further damage

be a serious hazard to health and/or personal safety

Inspector:

A person certified as a home inspector by the Arizona Board of Technical Registration

Installed:

Attached or connected such that the installed item requires tools for removal.

Major Defect:

A system or component that is unsafe or not functioning

Normal Operating Controls:

Homeowner operated devices such as a thermostat, wall switch or safety switch.

Observe:

The act of making a visual examination of a system or component and reporting on its condition.

On-site Water Supply Quality:

Water quality is based on the bacterial, chemical, mineral and solids content of the water.

On-site Water Supply Quantity:

Water quantity is the rate of flow of water.

Primary Windows and Doors:

Windows and/or exterior doors, which are designed to remain in their respective openings year round.

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel:

A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building components.

Recreational Facilities:

Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

Representative Number:

For multiple identical components such as windows and electrical outlets, the inspection of one such component per room. For multiple identical exterior components, the inspection of one such component on each side of the building.

Roof Drainage Systems:

Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.

Safety Glazing:

Tempered glass, laminated glass, or rigid plastic.

Shut Down:

A piece of equipment whose safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, or a system that cannot be operated by the device or control that a home owner should normally use to operate it.

Solid Fuel Heating Device:

Any wood, coal, or other similar organic fuel-burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves (room heaters), central furnaces, and combinations of these devices.

Structural Component:

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls, and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.

System:

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive:

An inspection is technically exhaustive when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Under floor Crawl Space:

The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

Unsafe:

A condition in a readily accessible, installed system or component, which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in adopted residential construction standards.