

# **AC & E HOME INSPECTION CORP.**

## **CONCLUSION**

12/10/2011

DESCRIPTION OF HOUSE: Two Story



APPROXIMATE AGE: 14 years (according to the real estate salesperson)

TYPE OF BASIC CONSTRUCTION: Poured concrete foundation with steel supports and a wood frame

GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS: The inspection pertains only to visible items and their conditions at the time of inspection. This was indicated to the client during the inspection.

**At the time of the inspection there was an in-ground xxx gallon oil tank at xx years of age. It is our highest recommendation to accomplish a leak check at this time due to possible contamination to the soil. Soil and/or tank testing is the only way you can be sure you do not have an environmental problem. If needed, at AC&E we can accomplish an EPA approved, NON-pressure test and/or soil testing. Please see the enclosed literature on in-ground tanks.**



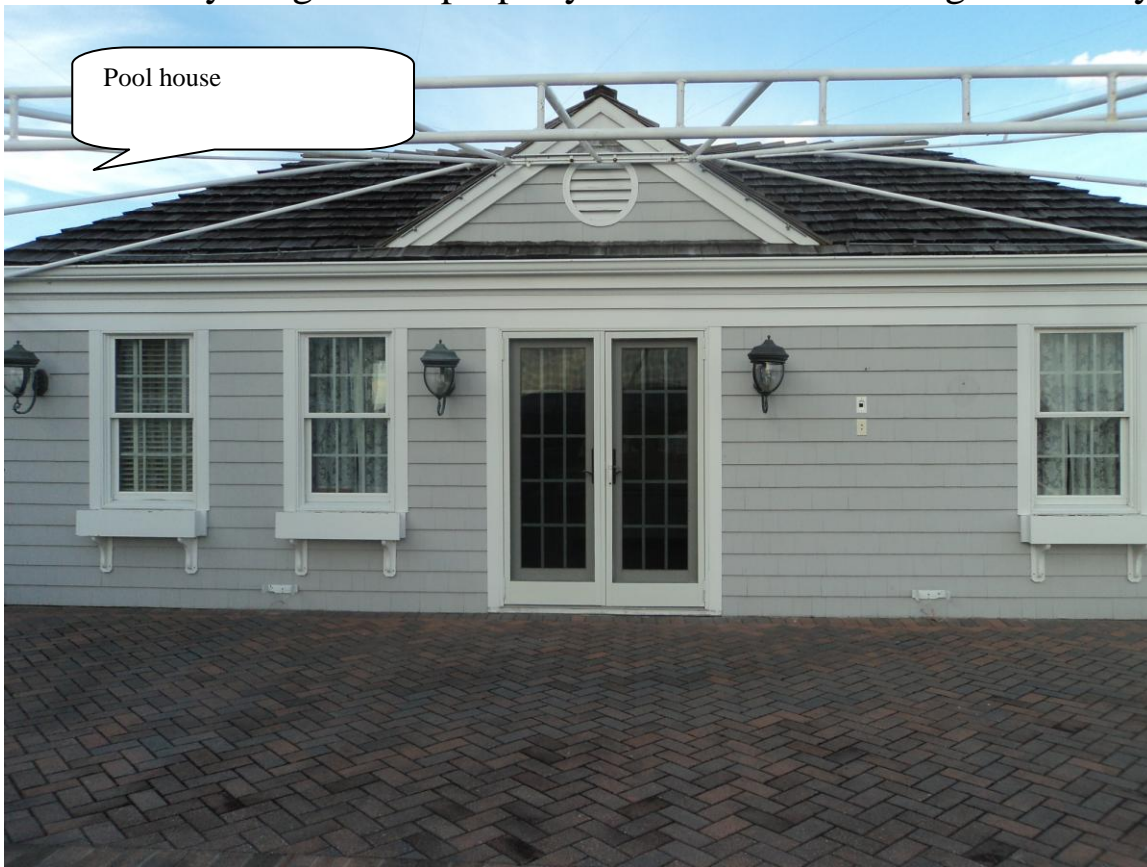
**Please note the following information on the tank inspection that the seller provided to you. The tank inspection paperwork that was provided **does not** provide you with proper assurance that the tank is not leaking.**

- 1) The soil test done did not give any PPM of levels of oil in the soil it only said testing was done on sight and passed so what are the levels? There could be a small leak and still pass.**
- 2) They did not take soil and send to a lab for testing? Soil tests should always be sent to a 3<sup>rd</sup> party for proper lab testing.**
- 3) Soil tests only pick up gross leaks not pin holes.**

**4) Recommend having the tank properly inspected at this time. Please call if you would like to set this up.**

I recommend viewing a copy of the survey prior to closing to determine if there are any easements or right-of-ways on the property that may affect your future plans for the house.

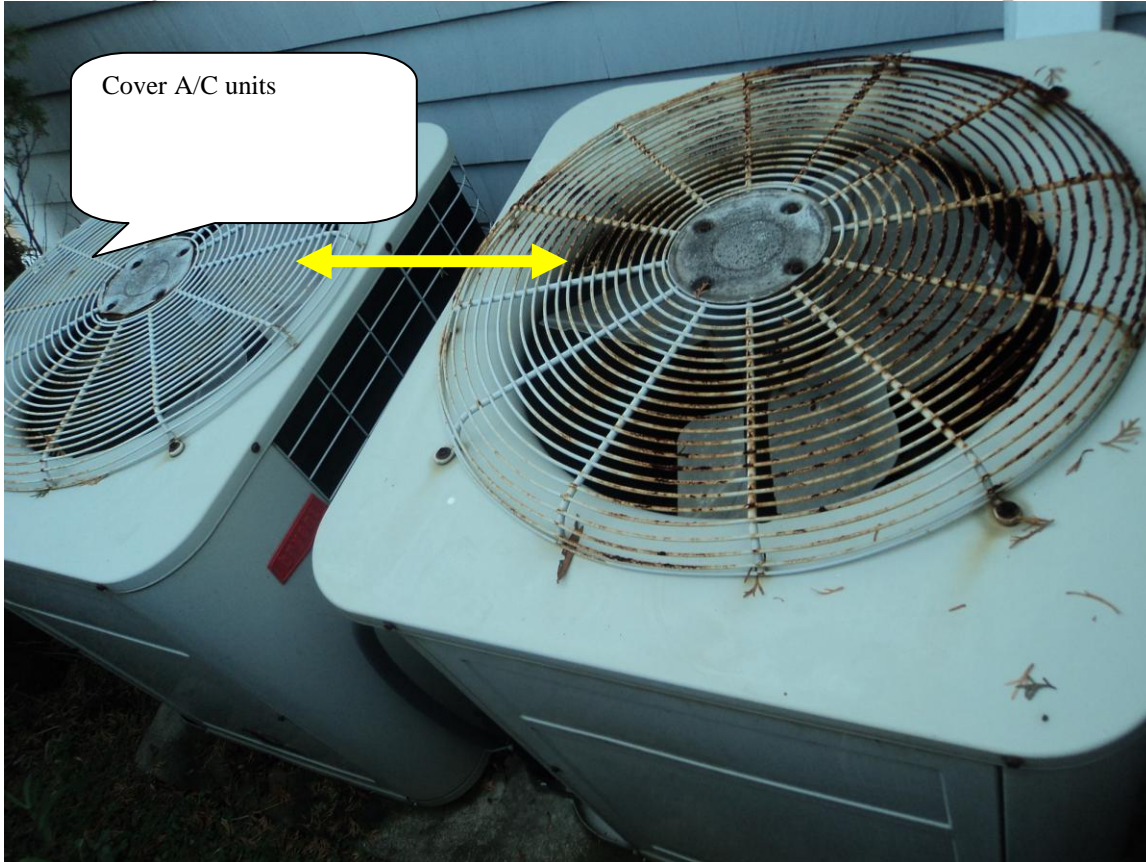
Recommend checking for the existence of a Certificate of Occupancy (C.O.) for any decks, pool, pool house with a bathroom or bathrooms that have been added to the house. Everything on the property should match the original survey or have a C.O.

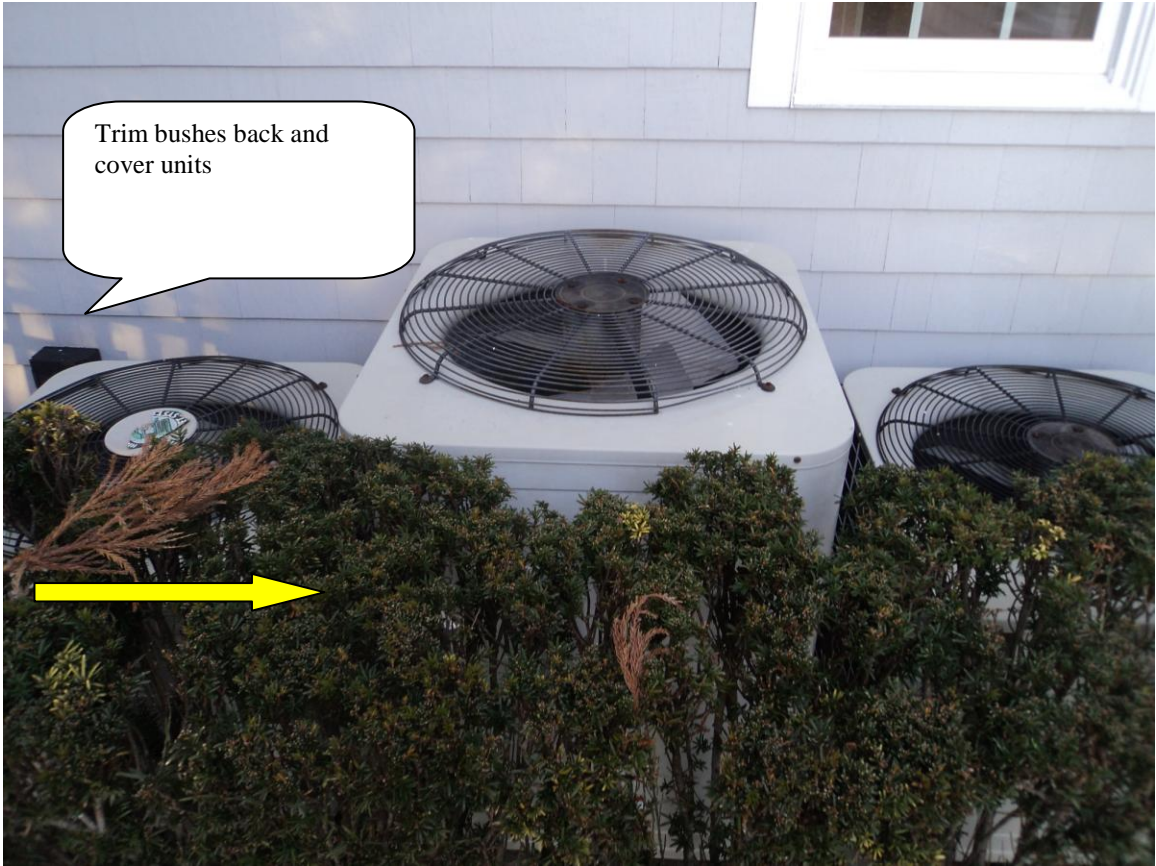


Recommend checking with the building department/town for any open permit or violations on the home.

I recommend that you inquire about any and all warranties that are transferable to you, as the new owner, on all house systems and appliances.

At the time of the inspection, the outside temperature had fallen below 60 degrees so the central air conditioning systems were not operated to avoid the potential for damage to the condensing units. If possible, I recommend that the air conditioning be operated prior to your final walkthrough or that the current homeowner gives you satisfactory assurance that the air conditioning systems are in good working order. The home has two air condition compressors on the left side of the house and three on the right side of the house. There is also one unit at the pool house.





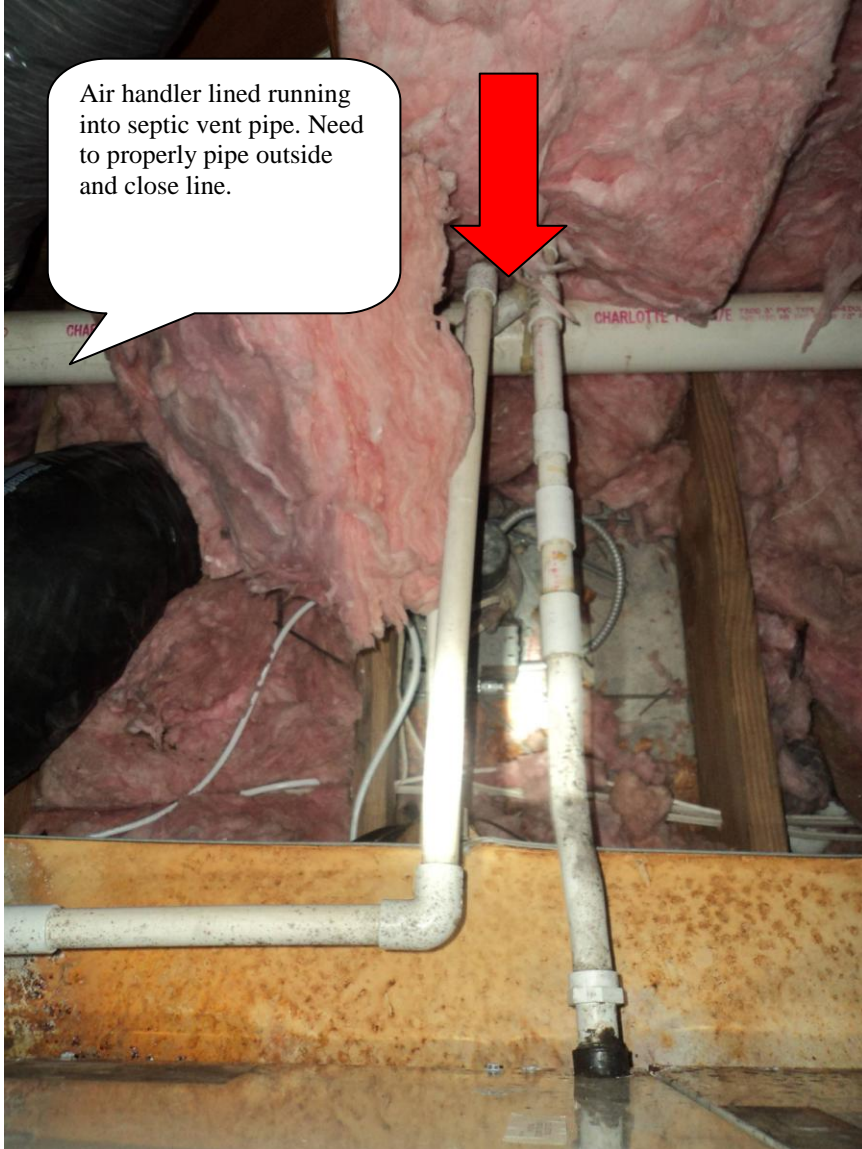
Recommend removing the leaves from the air conditioning condensing units and covering them while they are out of service for the season to prevent further debris from getting in. due to the location of the systems(on the water the life of the units will be shorter)



Recommend sealing around the air condition lines leading into the house to help prevent rodents from gaining easy access into the house.

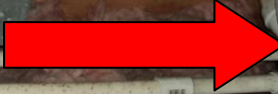


At the time of the inspection there was two air handlers located in the attic. Both units were found to be improperly piped into the septic venting system of the house. This needs to be properly piped outside to prevent septic gasses to migrate out into the air handlers and into the living space of the house.





Air handler improperly piped into septic vent pipe. Pipe outside



At the time of the inspection both air handlers in the attic were found to be leaking into the emergency over flow pans as high rust marks were noted on the pans. Water should never be in the pan as this is used for emergency only. Recommend having an HVAC company come out at this time to repair or replace the air handlers as needed.





At the time of the inspection, the inground sprinklers were turned off for the winter and therefore could not properly be inspected. Recommend checking with the current homeowner to make sure the system is in working order and that it was properly winterized.

Recommend repairing the broken gate on the left rear of the property.



Recommend that gutter extensions be added to downspouts in a couple of locations to channel water away from the foundation during rain events. Additionally, I recommend that roof gutters be cleaned out as part of a regular maintenance program. The present configuration of the gutters allows water to seep into the ground around the foundation creating added stress on the structure and possibly creating a condition for water migration into the house.



The home has two drywells located in the driveway. Both drywells appear to be full and should be cleaned out with a pump truck at this time.



Recommend lowering the grade around the crawl space vents as snow and water can enter the crawl space in these locations.



Recommend monitor or re-build of the slate wall that has shifter on the left side of the house near the garage.



Recommend replacing the rotted wood around the wood storage shed for the garbage pails.



## EXTERIOR

TYPE: Wood shingle

GENERAL VISUAL CONDITION: Good

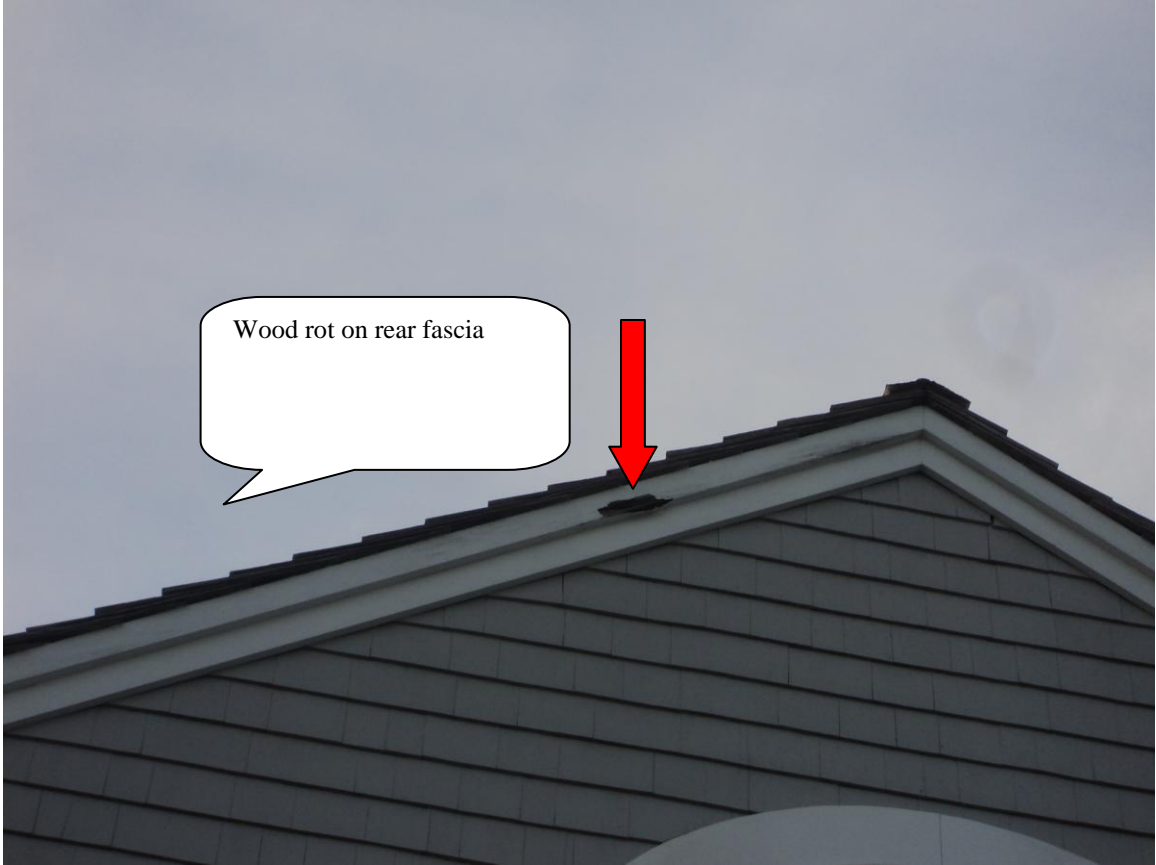
RECOMMENDATIONS: Peeling paint was observed in a number of exterior locations around the house. I recommend that the paint be properly scraped off and disposed of. Subsequent to that, I recommend that a fresh coat of prime and paint be applied.



Some wood rot was observed in exterior wood pieces (i.e. wood window trim on the left side of the house near the garage, etc.). I recommend that all affected wood pieces be replaced.



Recommend replacing the rotted wood fascia on the rear of the house.



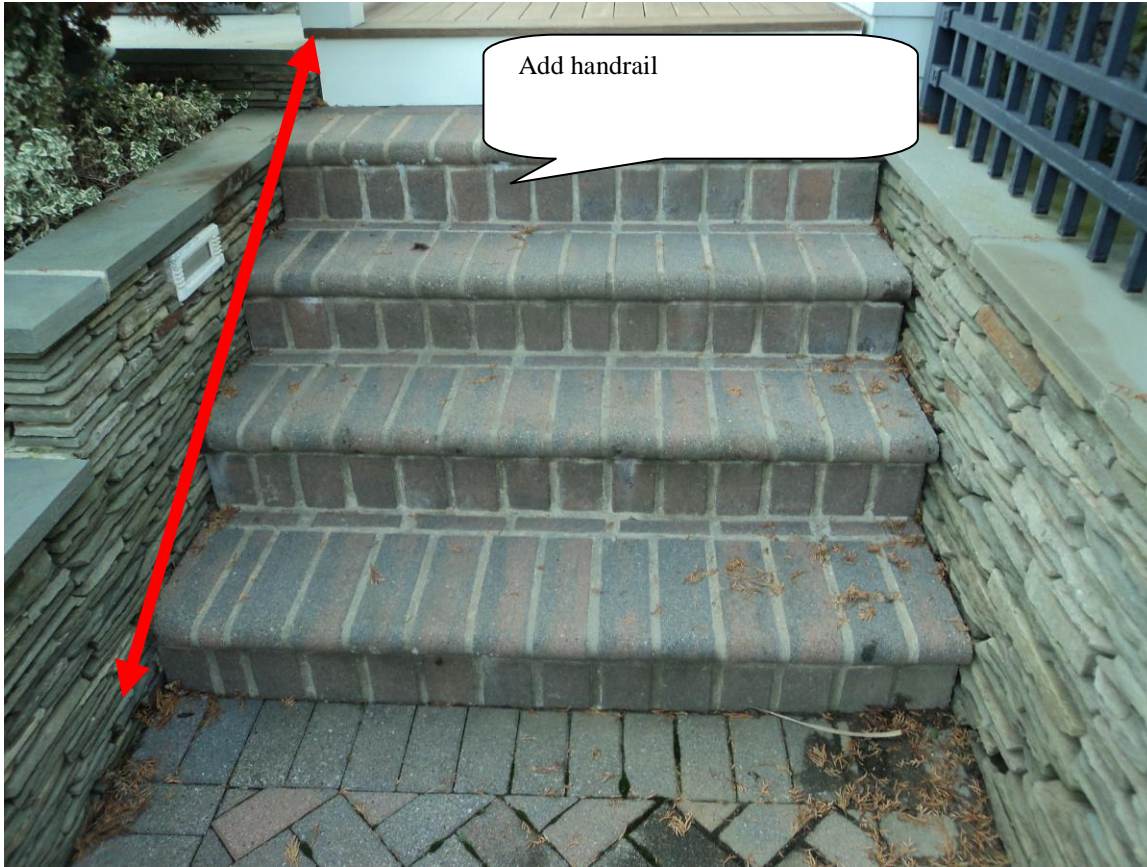
Wood rot was noted to the 2<sup>nd</sup> floor back right deck rails. Recommend replacing wood as required.



Due to ambient conditions, it was not possible to fully evaluate the condition of the windows in terms of stopping drafts.

Recommend checking on all missing screens.

Recommend adding a handrail to the steps leading to the deck on the left side of the house.



An in-ground pool is present in the rear yard. On day of inspection, the pool was covered for winter making it inaccessible for a visual evaluation. Recommend the current homeowner verify that the pool (i.e., liner, filter, pumps, heaters (heat exchanger) etc.) is in proper working order and free of leaks. If the pool is a gunite pool recommend checking on the last marble dusting? All gunite pools require re-dusting every 6-7 years.





Pool equipment

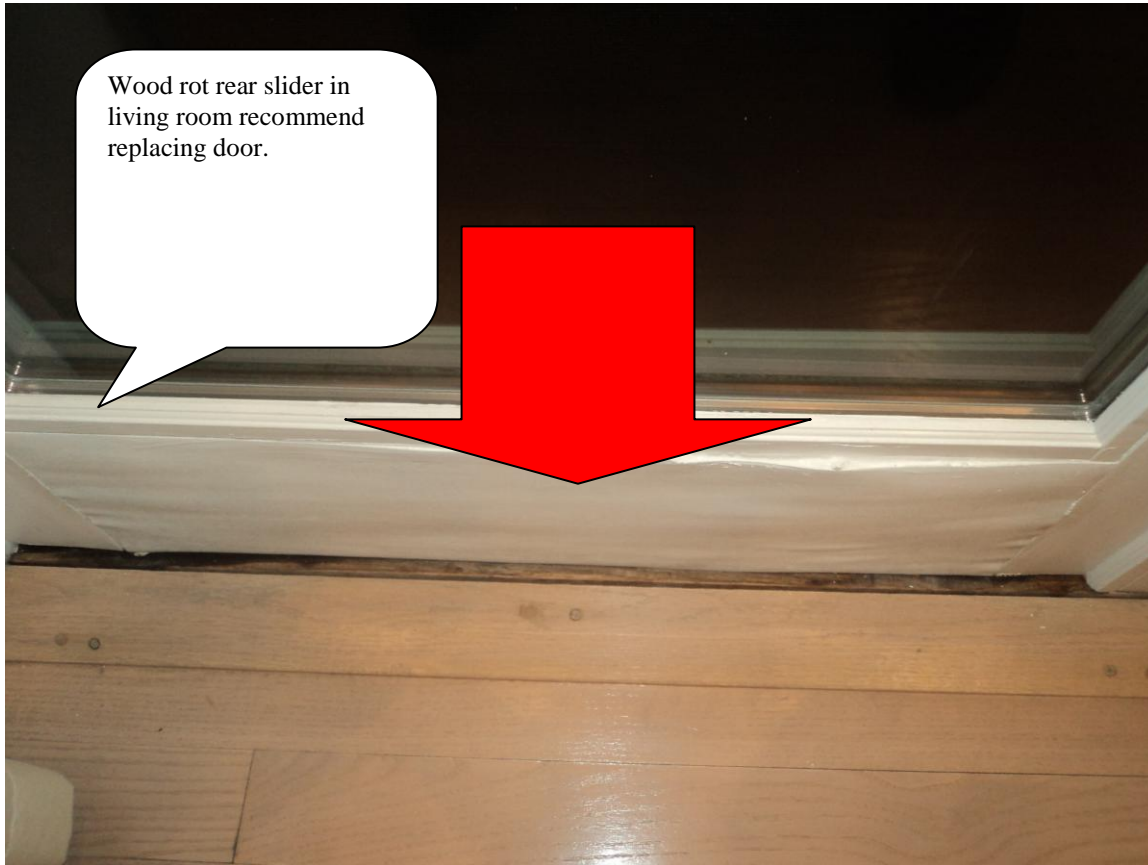




Note the 2<sup>nd</sup> floor sliding door on the back left side of the house had wood delaminating. Recommend replacing the door.



Note the 1<sup>st</sup> floor center sliding door in the living room had wood rot and was delaminating recommend replacing the door.



Recommend replacing the broken dryer vent on the pool house.

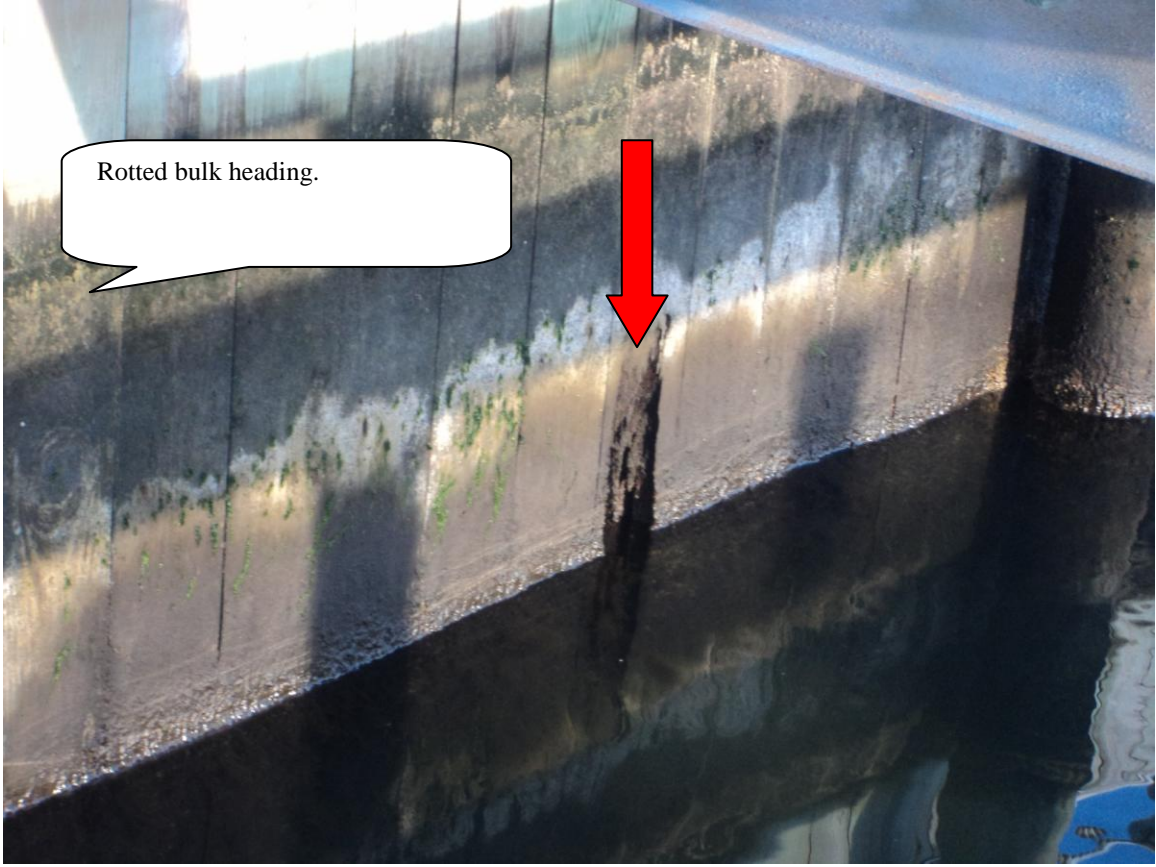


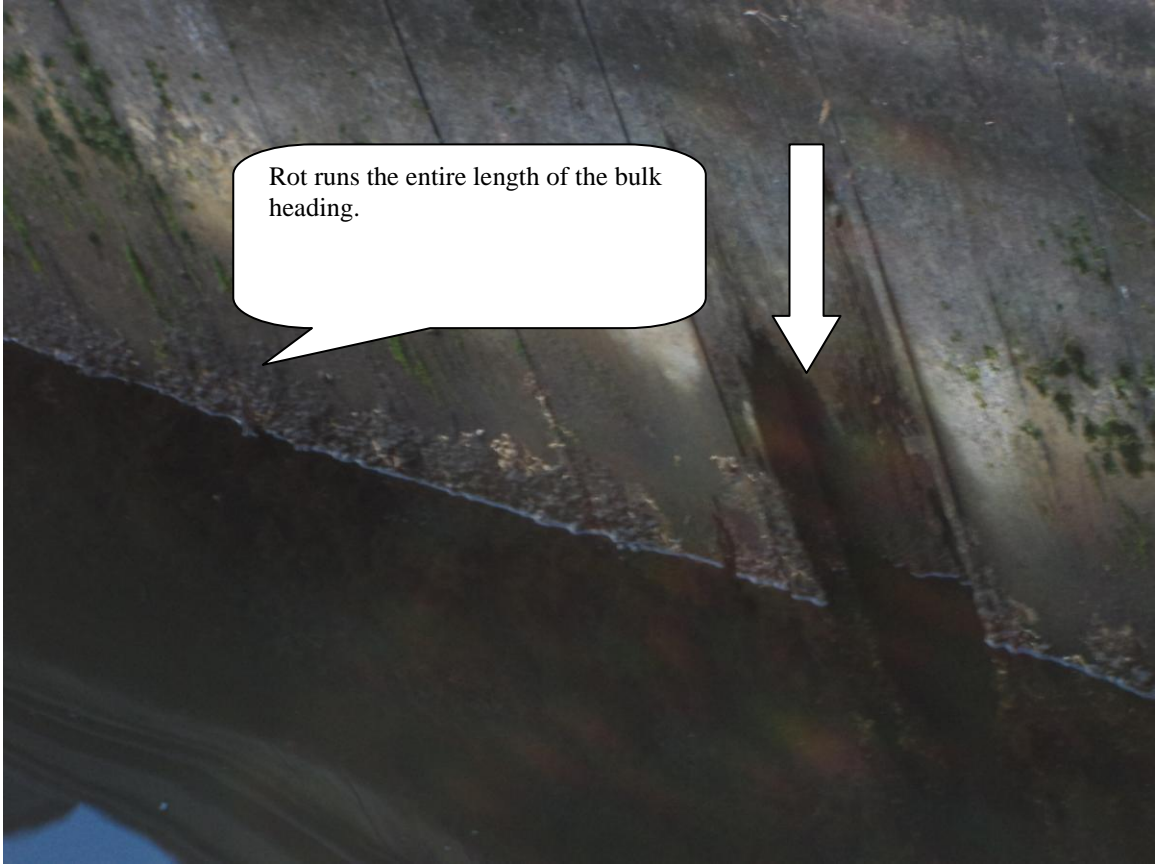
Recommend repairing the broken boat lift as this unit was not working at this time.



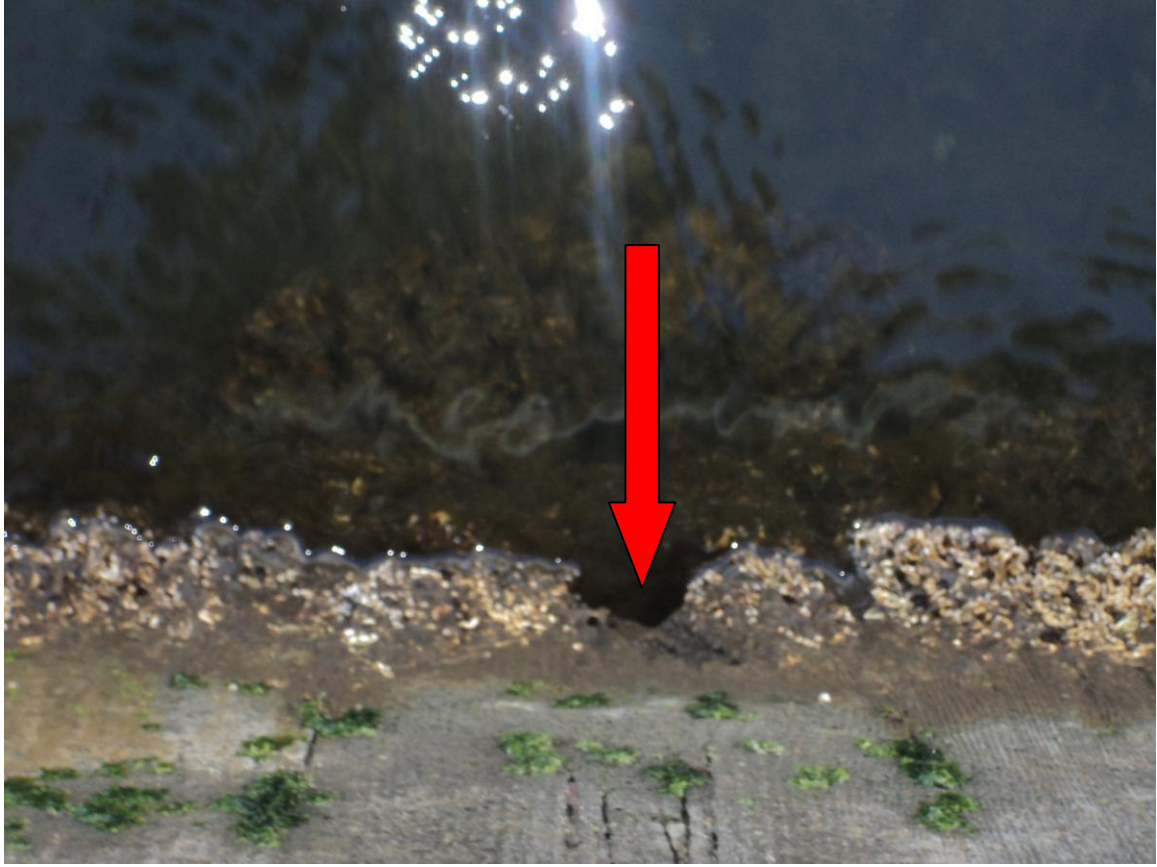
At the time of the inspection the bulk heading was worn and damaged in many areas on the front face boards. Recommend having a bulk heading company come out and give you cost estimates for replacing the bulk heading as this may run in the 250k range.











**ROOF:** Cedar shake shingle and rolled over the upper decking.



**GENERAL VISUAL CONDITION:** Fair

**APPROXIMATE AGE:** 14 years

**RECOMMENDATIONS:** A thorough inspection was made from the roof area from the outside, and where visible from the inside. The roof did appear to be leaking at this time.



Attic

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FINE MEDIA  
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**GLASS DISPOSABLE**  
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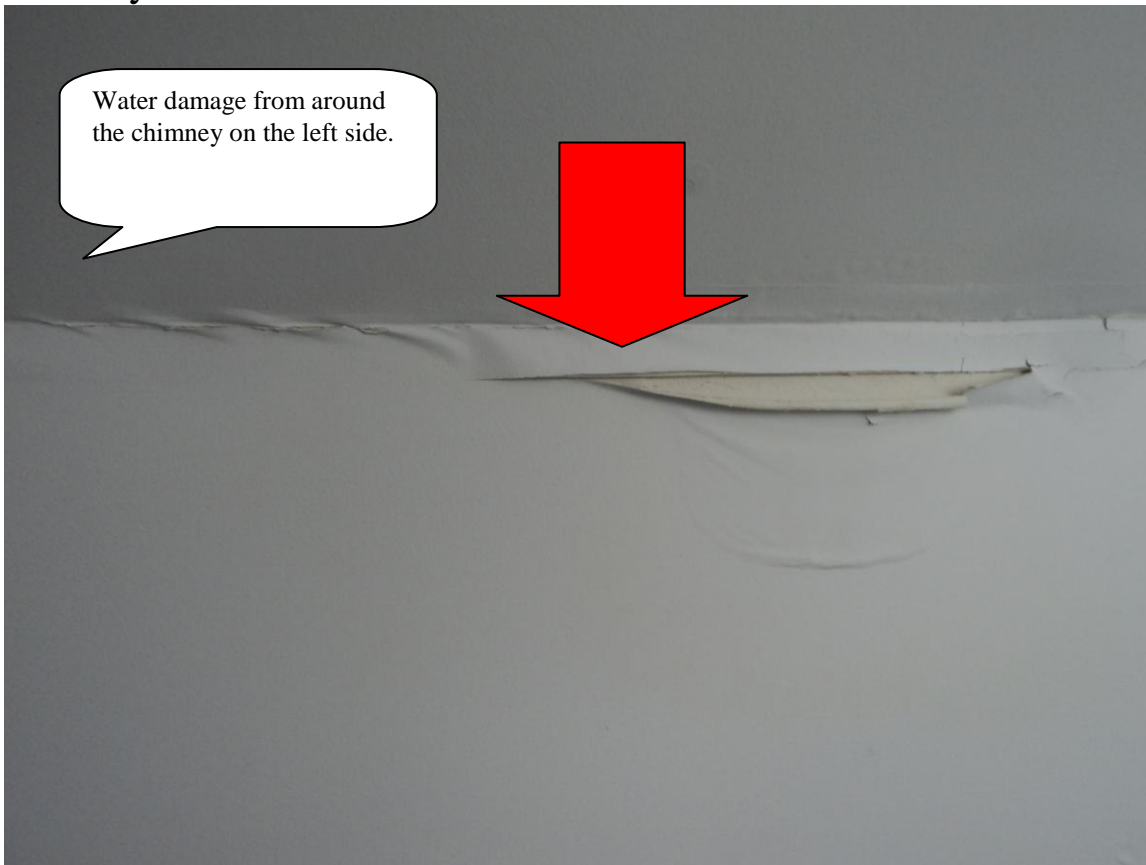
Roof leaks appear to be in the following locations.

- 1) Roof leaks were noted to the wood under the decks in the rear of the house on both the left and right sides.





2) Roof leaks were noted in the 2<sup>nd</sup> floor closet on the back left side around the chimney area.

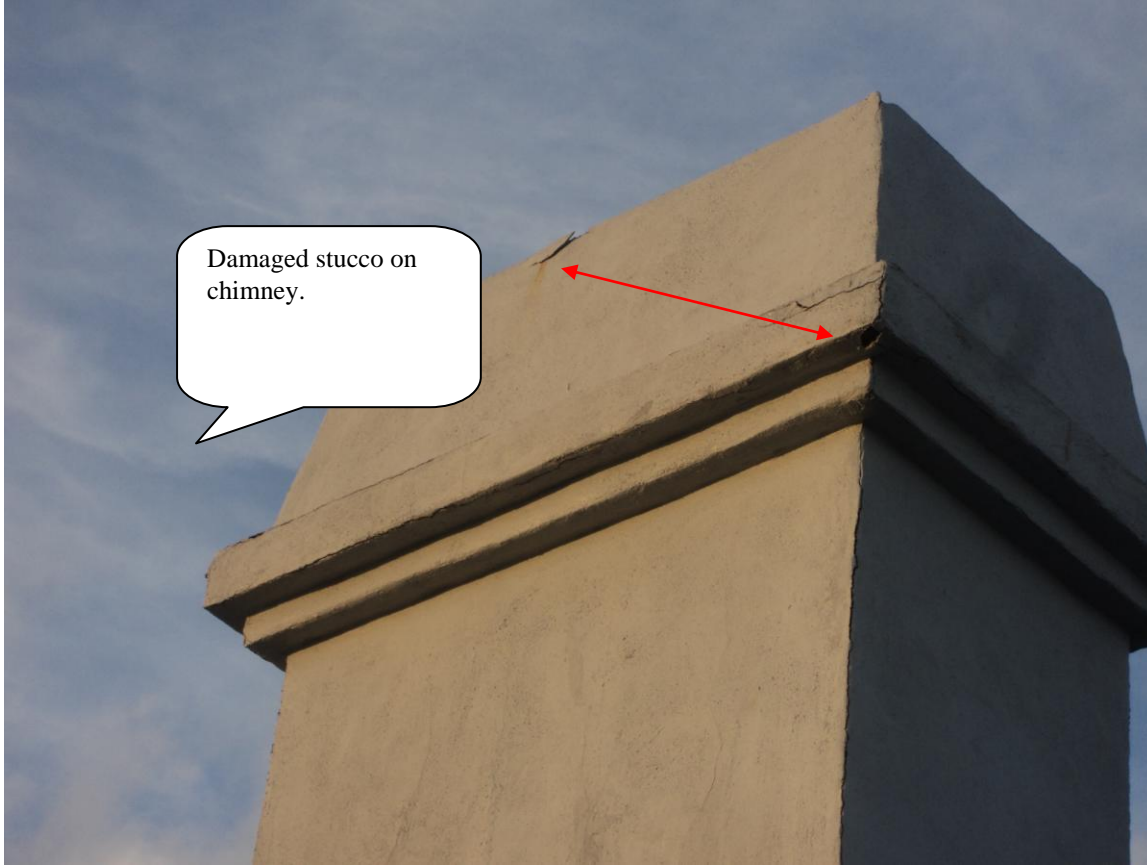


Recommend replacing the missing wood shingle on the back left side of the house.



Chimney: I recommend having the chimney flues cleaned and camera inspected by a chimney service company prior to going to closing on the house. Recommend installing a chimney cap for the chimneys.

The chimney on the back right side of the house has some damaged stucco around the outside. Recommend repair to the chimney at this time.

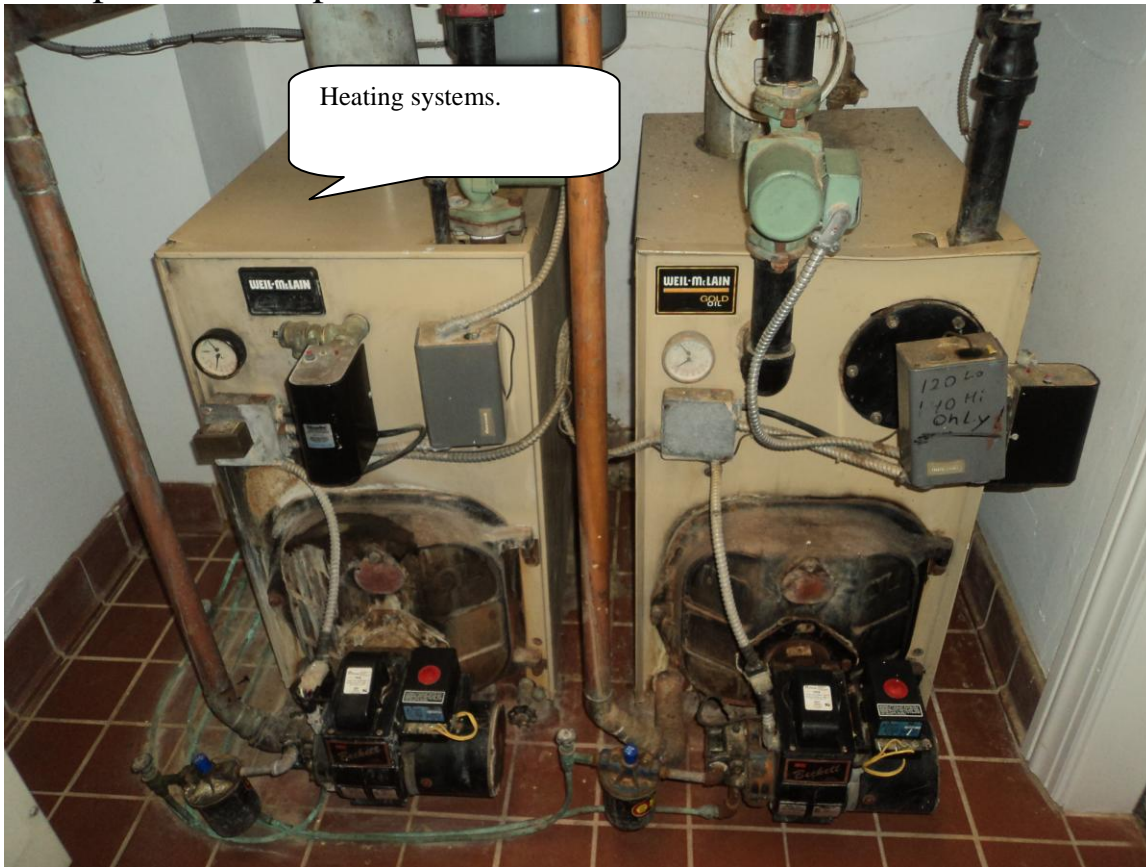


Recommend adding glass doors to the fireplace in the living room at this time.



## HEATING SYSTEM

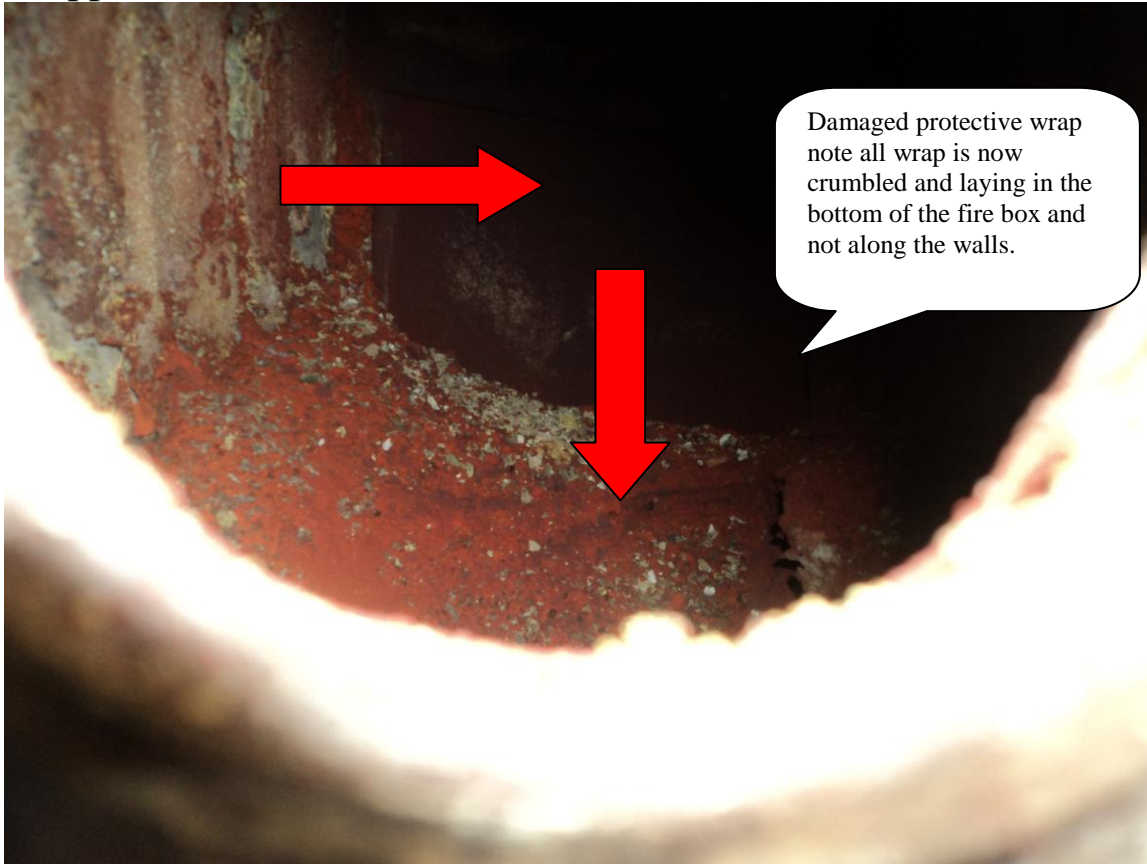
TYPE: Weil Mclain oil fired hydronic forced hot air fed from 2 ea 249,000 btus systems. The systems feed the house and are used for the heat exchanger for the pool and spa heat. The pool house does not have heat.

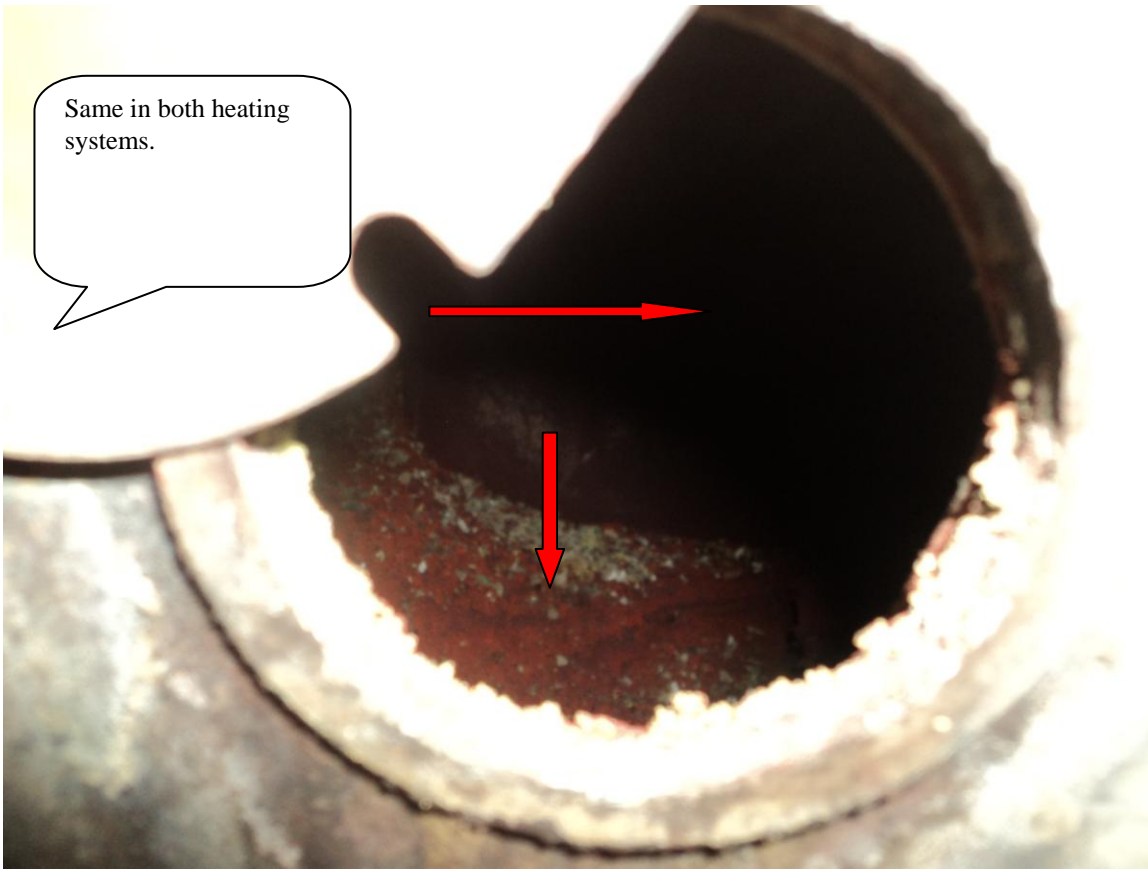


GENERAL VISUAL CONDITON: Fair

RECOMMENDATIONS: Recommend having the units serviced and maintaining a service contract.

Inspection of the heating systems shows damage to both internal firebox protective wraps on the heating systems. Recommend having both heating system fireboxes re-wrapped at this time. Failure of this can cause the boiler cores to crack.

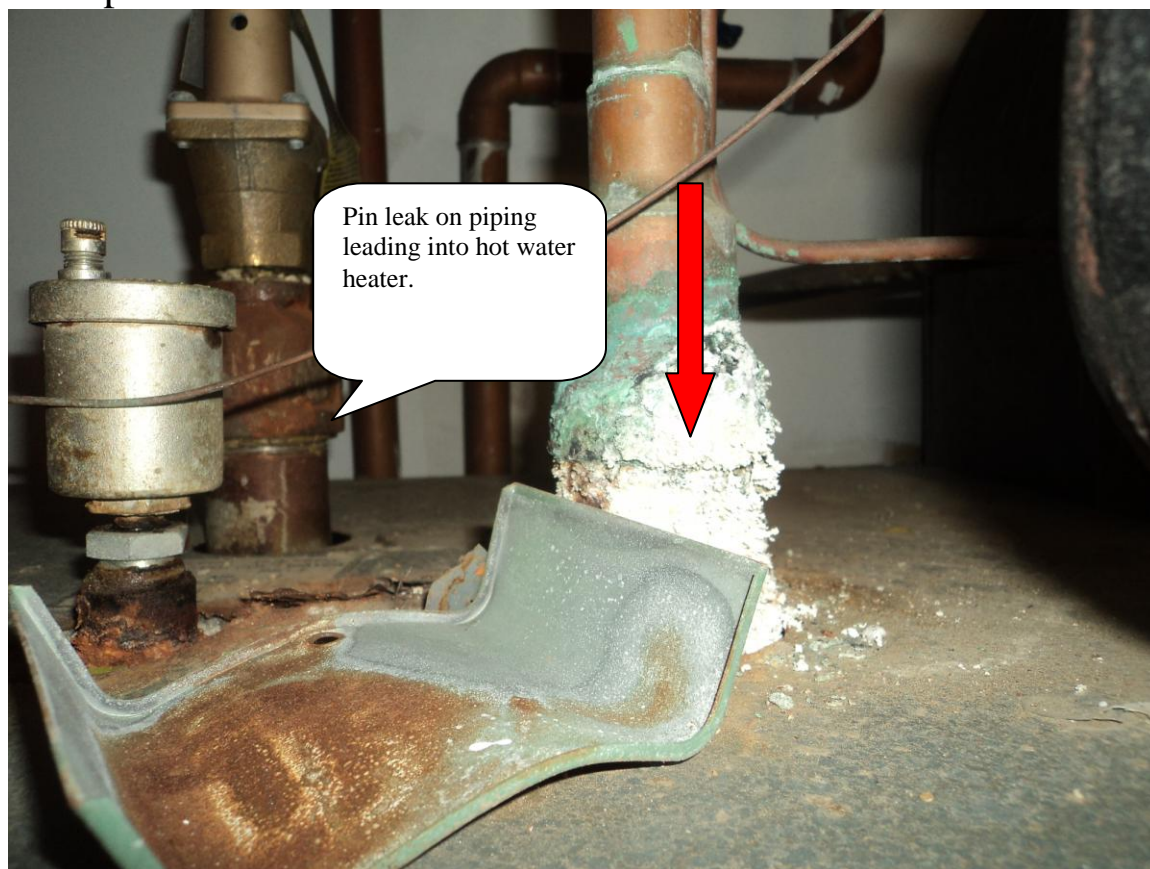




Currently, the hot water in the house is heated from the boiler and fed to a 120 gallon storage tank. This storage tank is used for heating the pool house water.

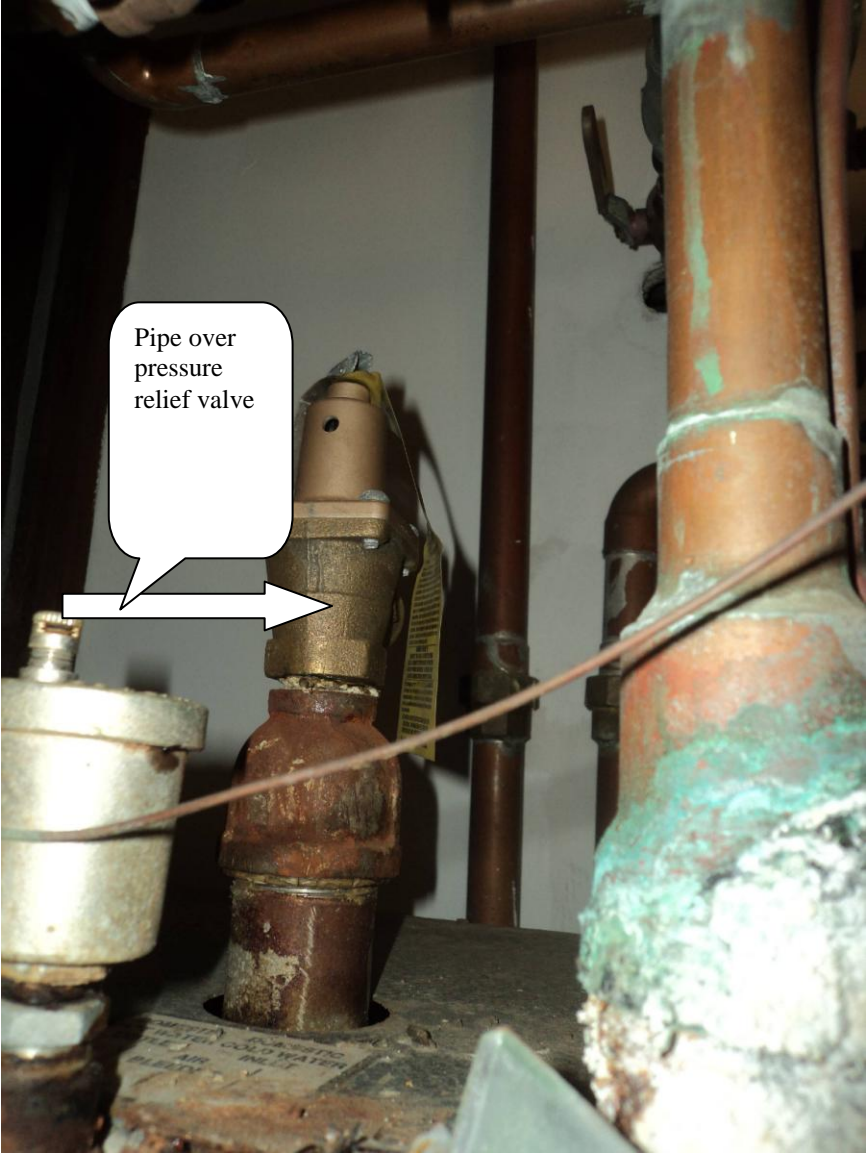


Recommend repairing the pin leak on the pipes leading into the hot water heater at the top.



Hot water heaters and storage tanks can rupture with little or no warning. At the first sign of any leak, it is our highest recommendation that the tank be replaced. The service life of a heater is limited; therefore I recommend that the owner produce paperwork stating when the system was installed.

Recommend installing a safety extension for the relief valve on the hot water heater.



Recommend installing a safety extension for the relief valve on the boilers.



Replace the filters on the return air registers.

## PLUMBING

TYPE: Cast iron and PVC on the septic side and copper on the pressure side

GENERAL VISUAL CONDITION: Good

RECOMMENDATIONS: Recommend replacing the broken PVC roof drain pipe under the deck.



It is our recommendation to have the homeowner provide the exact location of the cesspool/septic tank cover and have a qualified contractor pump the cesspool. The cesspool cover was not located on grade; therefore, the exact location could not be ascertained. The exact location of the cesspool(s) can be ascertained by examining appropriate documentation (e.g. municipal sewer authority records, town records, house surveys, cesspool pump-out contracts, etc.). It is important that the exact location and configuration of the cesspool system is established. Configurations of cesspool systems can vary. There may be more than one cesspool (multiple overflow pools), there may be an in-line septic tank (no leaching) designed for solids collections that are routed to liquid overflow pools, or there may only be a single cesspool. When the cesspool(s) system requires typical maintenance in the form of

pump-outs or piping repair (house-to-pool or pool-to-pool) or repair of collapsed sections, it will be necessary to know the exact location of all components of the system. Realize that cesspool systems require regular maintenance depending on the number of occupants of the house and usage. Usually, the system should be pumped every 3-4 years. During these times, care should be exercised when dealing with older septic systems (i.e.; not preformed concrete pools). The removal of liquids and solids may destabilize the cesspool's structure and cause a collapse due to the force of the surrounding sand and soil. Discuss safe maintenance with a qualified cesspool contractor.

At the time of the inspection it did not appear that the septic system had been properly serviced for some time. It would be my recommendation to have the cesspool pumped at this time to maintain proper drainage and to establish a baseline. The system should then be pumped out every 3-4 years.

Additionally, check for any formerly used and possibly abandoned cesspools. Unused cesspools must be properly abandoned by filling with sand, tamping to prevent settlement, and installing a suitable cover to bring to grade. Cesspools not properly abandoned may be unsafe and could collapse without any warning.

The washing machine and dishwasher are currently discharging into the cesspool. The introduction of soaps and other chemicals into the septic system has the potential of upsetting the bacterial balance necessary for an optimally functioning system. If local ordinances allow, I recommend that you consider installing a separate drywell to handle the "grey" water from these appliances.

Recommend replacing the non-working instant hot water dispenser on the laundry room off the kitchen.

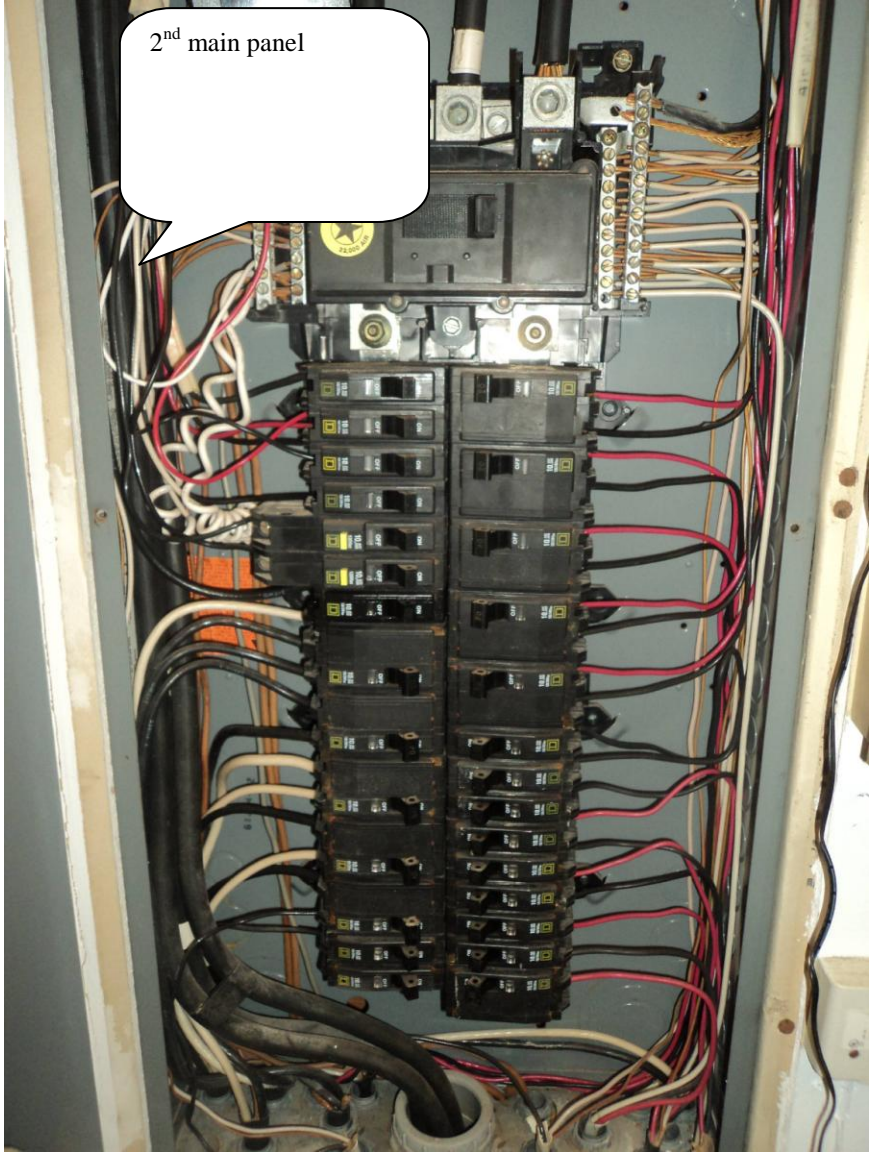


Note all the water was off to the pool house and this system could not be properly tested due to this.

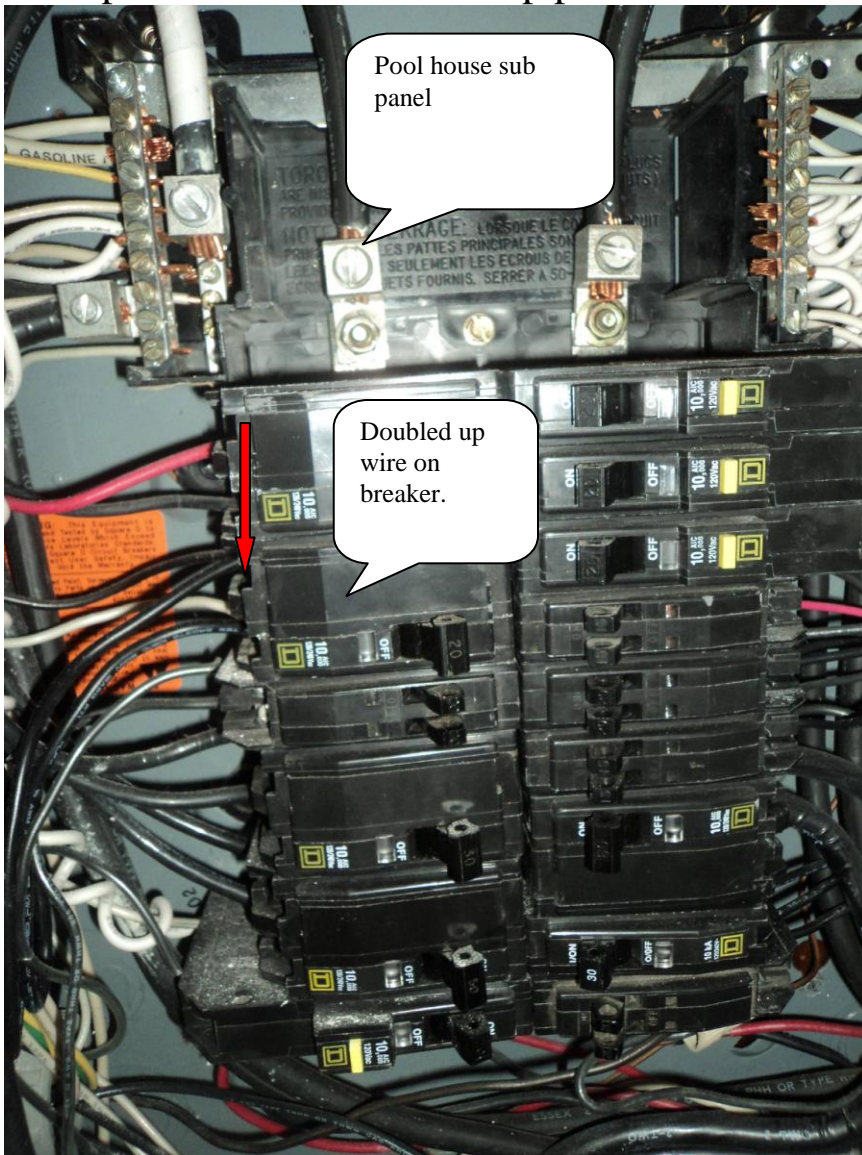
## ELECTRICAL

**SERVICE:** 400-amp service split into 2 main panel boxes in the garage each with 120/240 volts and 36 breakers in the panel on the left and 28 breakers in the panel on the right both with copper incoming service and copper branch circuits throughout the house. There was also a sub panel in the rear of the pool house for the pool equipment with 10 breakers.





The pool house has a 100 amp panel with 20 breakers.



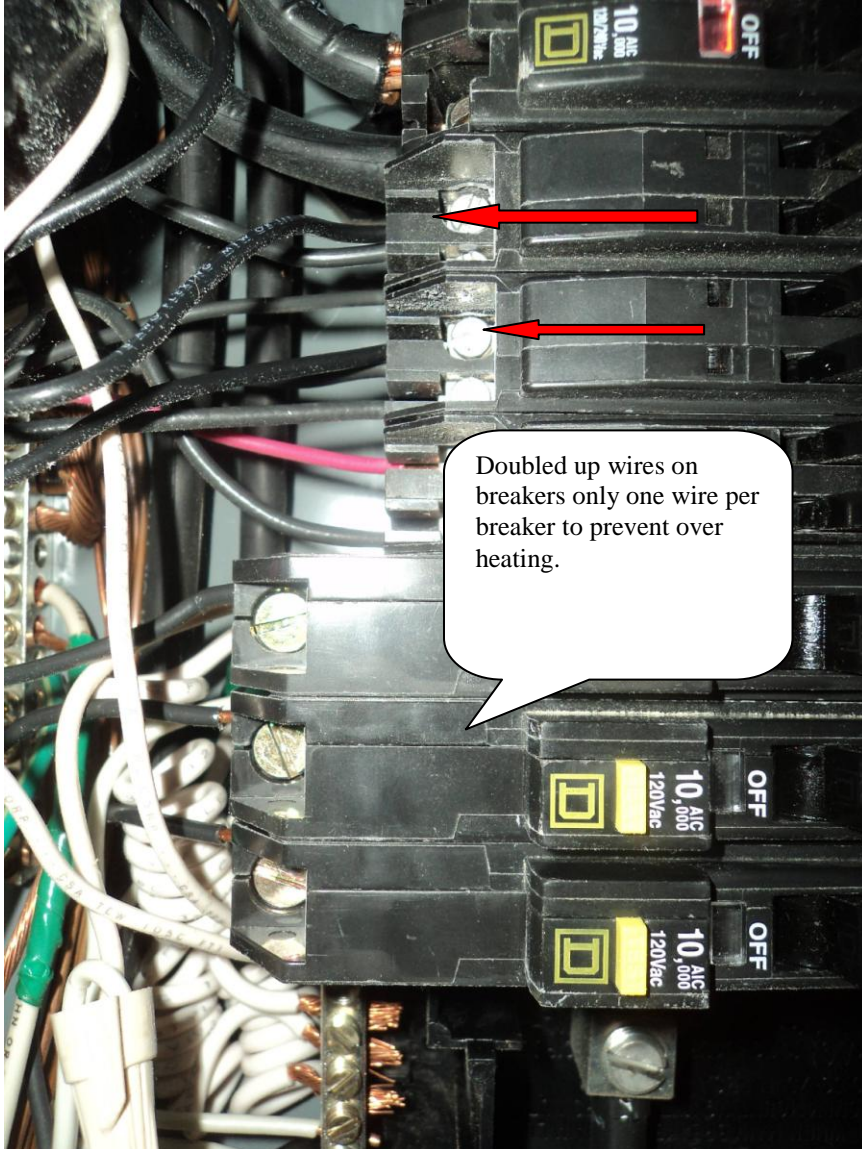
**GENERAL VISUAL CONDITION:** Good

**RECOMMENDATIONS:** Recommend checking for a Fire Underwriters Certificate for the current electric service as it exists today.

Recommend replacing the rusted meter pan cover to prevent water from entering the electric meter pan on the house.



There were two wires in the service panel that were doubled up on three breakers. In the pool house electric panel. The wires should come off at this time and go on their own breakers.



Recommend repairing outdoor lighting as not all the lights were working. There was a short in one switch for outside lighting as noted from the pool house controls. Recommend an electrician repair all non-working lighting.

If not currently installed, I recommend that you consider replacing all exterior outlets, outlets in kitchen, bathrooms, and garage with G.F.C.I. outlets. GFI's automatically trip when an electrical imbalance in the circuit occurs. This imbalance could occur when a person becomes part of the electrical circuitry. Without the GFI, there is a serious electrical shock risk. The GFI protects users by quickly disconnecting the power source. After the problem is corrected, the GFI can be reset. Recommend replacing the GFIs in the rear of the house that were not tripping.

Recommend repairing the non-working lights on the rear decks

## INTERIOR

GENERAL VISUAL CONDITION: Good

### RECOMMENDATIONS:

There were some small cracks noticed in portions of the walls and/or ceilings in the house. This could indicate that there was some minor settling of the house. It cannot be determined in one inspection whether the cracks and/or spacing are expanding or have stabilized over the years. Monitor these conditions over time to determine if there is any active movement.

The security system was not tested at the time of the inspection. It would be my recommendation to test it at your final walkthrough.

Recommend having the open bathroom fan vent that is discharging under the house properly vented to the outside of the house.



Recommend replacing all rusted out and broken deck hanger straps. Broken deck straps can cause serious injury to people on the deck above due to deck failure. Recommend having this corrected at this time.



At the time of the inspection there was the back right main beam improperly supported in the pocket of the foundation. Recommend having non-compressible shims installed in this location at this time.



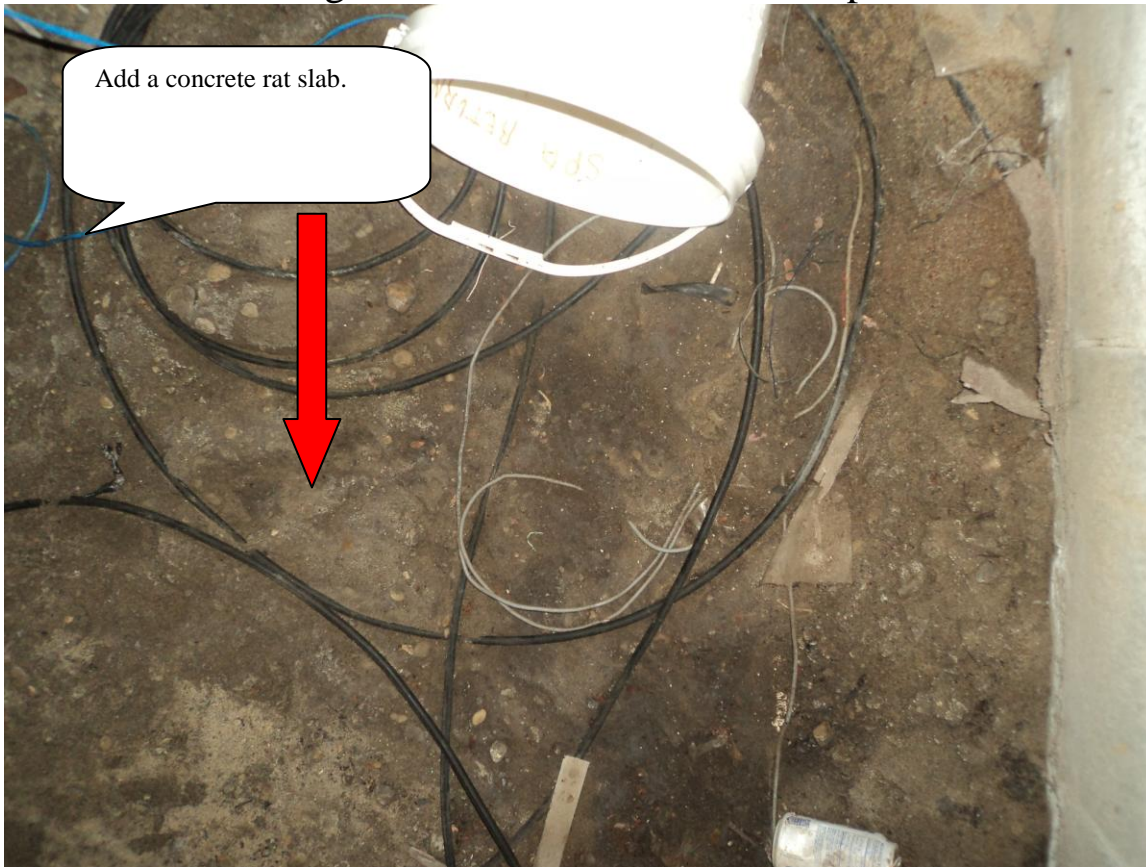
Mice droppings were noted in the crawl space of the house. The mice have damaged insulation under the house. My recommendation is to remove all the insulation under the house and have it replaced. Have a TYVEK cover installed over the insulation to then help keep rodents out. The rear crawl windows need to have screens to prevent rodents from gaining access from under the deck into the crawl.





Recommend treating the house for mice.

Recommend adding a concrete rat slab under the pool house.



Recommend replacing the missing grout on the pool house kitchen floor.

Recommend any repairs and/or cost estimates are obtained prior to closing.

**If any additional inspections are needed for mortgage requirements such as:**

- **Lead Paint inspection or certification**
- **Roof certification**
- **Cesspool/septic certifications**
- **Oil tank testing or soil testing**
- **Well water testing**
- **Asbestos inspection**
- **Mold testing**
- **Windstorm inspection**

**Or any other testing/services please contact us and we will be happy to assist you.**