

# *HomePro Inspections of RI*

**Confidential Property Inspection Report**



**123 Main, Anywhere, RI 02874**  
**Inspection prepared for: New HomeBuyer**  
**Real Estate Agent: NONE -**

**Date of Inspection: 11/2/2015 Time: 3:00pm**  
**Age of Home: 1986 Size: 1418**  
**Weather: Clear, Warm**

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**HomePro**  
**Inspections**  
**of Rhode Island**

**Thank-you for your business. Phone & email consultations are free for as long as you own your home - just one of the many benefits you have gained by using HomePro Inspections of RI Corp. Remember, we want your referral - please don't keep us a secret.**

Dear Client,

Thank you for choosing **HomePro Inspections of RI Corp** to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

**HomePro Inspections of RI Corp** endeavors to perform all inspections in substantial compliance with the Standards of Practice of INTERNACHI®. As such, we inspect the readily accessible visually observable, installed systems and components of a home as designated in the INTERNACHI® Standards—except as may be noted in the “Limitations of Inspection” sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the INTERNACHI® Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A copy of the INTERNACHI® Standards of Practice is available at: <http://www.nachi.org/sop.htm>. These standards define 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 INTERNACHI® Standards of Practice so that you clearly understand what things are included in the home inspection and report.

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.

The report has been prepared for your exclusive use, as 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 itself is copyrighted, and may not be used in whole or in part without **HomePro Inspections of RI Corp's** express written permission.

Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us

Sincerely

Hank Richter

General Manager

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## Report Summary

The summary below consists of **potentially significant findings**. These findings can be a safety hazard/issue, a deficiency requiring a major expense to correct or items we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. **All repairs must be done by a qualified individual or company.** We recommend obtaining a copy of all receipts, warranties and permits for the work done.

There is a glossary attached to this report. When you are looking at the report in .pdf format, you can hover over the yellow highlighted words to see a definition or explanation.

<b>Interior Areas</b>		
Page 5 Item: 1	<b>Interior Wall Issues</b>	<b>1.2. The wall between the attached garage and the abutting home has a breached <b>fire stop</b>. Openings, seams and voids in the wall/ceiling areas need to be proper sealed. This is considered improper and is a safety issue until corrected.</b>
Page 6 Item: 5	<b>Window Condition</b>	<b>5.1. A cracked/broken window pane was noted at the master bedroom . Cracked/broken glass is a safety issue until repaired.</b>
Page 7 Item: 10	<b>Safety Reverse Sensors Condition</b>	<b>10.1. Electric sensors are not installed at overhead garage door(s). Recommend installing sensors for additional safety measures. Some older style openers are not compatible for sensors and if this is the case a new opener should be considered.</b>
<b>Heating System(s)</b>		
Page 10 Item: 1	<b>Heating Condition</b>	<b>1.8. There is no down piping at the <b>pressure relief valve</b>. Down piping should be installed and extended down to within 6" to 8" from the floor</b>  <b>1.9. Pressure relief valve is leaking. Recommend Service</b>  <b>1.10. Recommend installation of firematic device over the boiler</b>  <b>1.11. There is heavy corrosion at the circulator. Recommend service.</b>
<b>Electrical</b>		
Page 12 Item: 5	<b>Outlets/Switches Conditions</b>	<b>5.2. The electrical wall switch at bedroom did not function. Electrical issues are considered a safety issues until corrected.</b>  <b>5.3. Kitchen-Recommend installing <b>GFCI</b> outlets at all three prong outlets within 6 feet of any water <b>fixture</b>. At the time of construction with safety device was not required and is grandfathered condition. However, this recommended upgrade will enhance the safety of the occupants.</b>
<b>Plumbing</b>		
Page 13 Item: 4	<b>Gas/LP Condition</b>	<b>4.3. There is Corrugated Stainless Steel Tubing (<b>CSST</b>) present at the gas meter (fireplace). There is not a bond present at the manifold and is considered improperly installed. A bond is needed to help protect the CSST from lightening strikes directly or indirectly that could cause arcing to occur resulting in possible holes in the CSST. There has been a recent Class Action Lawsuit regarding all manufactures of CSST and all manufactures have come to an agreement that <b>bonding</b> is necessary. This is a small repair.</b>

**Water Heater**

Page 14 Item: 1	<b>Water Heater Conditions</b>	<b>1.4. Drip leg/Sediment trap is missing at gas line to water heater. Drip leg should be 3" minimum. This can cause damage to the unit and shorten the lifespan of the unit.</b>
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**Appliances pg2**

Page 17 Item: 3	<b>Washer/Dryer Conditions</b>	<b>3.8. The dryer vent is not fully visible. Sections are in close to the wall behind laundry area and in the attic. .</b>
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## Inspection Details

### 1. Type of Structure

Condominium/Townhouse - This inspection is for this unit only. Access to utility areas - Electrical, Mechanical, Roof, etc. may be restricted.

### 2. Type of Structure

Condominium/Townhouse

### 3. Occupancy

Vacant

### 4. Weather Conditions

Cloudy • Warm

### 5. Attendance

Client • Client's Agent • Coughlin **Radon** Services - Radon gas testing performed by Coughlin Radon Services. Report of findings to be sent directly to client. • Seller's Agent

## Exterior Areas

### 1. Siding Condition

Materials: Vinyl **Siding**

Observations:

1.1. Siding material at exterior areas of home is in contact with the ground or is not within the proper **clearance** distance from the ground. Ground clearances of 6 to 8 inches is recommended to prevent deterioration, water intrusion, and pest/insect entry points. Changing the finished grade and/or landscaping is not an option because it would create a poor drainage condition. One option for repairs would be to install **flashing** between the ground and siding material. This will help protect the material from moisture. Another option would be to install a 6" to 12" band of **gravel** to help promote drainage.



## Grounds

### 1. Vegetation Observations

Observations:

1.1. Shrubs should be kept trimmed at least 1' from structure to promote air flow.

**Introduction** - This inspection was performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys.

## Interior Areas

The main area of inspection in the bedrooms and occupied areas is the structural system. This means that all accessible walls, ceilings and floors will be inspected. Accessible doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom and other areas of the property may prevent all areas from being inspected as the inspector will not move personal items or belongings.

### 1. Interior Wall Issues

Materials: Drywall

Observations:

1.1. The wall at family room is damaged (corner bead).

1.2. The wall between the attached garage and the abutting home has a breached **fire stop**. Openings, seams and voids in the wall/ceiling areas need to be proper sealed. This is considered improper and is a safety issue until corrected.



### 2. Ceiling Issues

Materials: Drywall • Textures/Sand Paints

### 3. Flooring Issues

Materials: Carpet • **Ceramic** Tile  
• Strip

#### 4. Interior Door Conditions

##### Observations:

##### 4.1. Master bedroom door does not latch



#### 5. Window Condition

Materials: Thermal Pane Windows • Casement • Sliding

##### Observations:

##### 5.1. A cracked/broken window pane was noted at the master bedroom . Cracked/broken glass is a safety issue until repaired.



#### 6. Cabinets Condition



#### 7. Fireplace & Stove Condition

Materials: Gas Vented

##### Observations:

##### 7.1. 1 Gas fireplace(s) present

##### 7.2. Fireplace operated by remote. Fan unit comes on automatically when fireplace heats up



### 8. Carport/Garage Condition

Observations:

8.1. Limited inspection access due to garage finish



### 9. Garage Door Opener Condition

Observations:

9.1. Garage Door(s) will reverse with resistance. This is for your information.

9.2. Obtain remotes

### 10. Safety Reverse Sensors Condition

Observations:

10.1. Electric sensors are not installed at overhead garage door(s). Recommend installing sensors for additional safety measures. Some older style openers are not compatible for sensors and if this is the case a new opener should be considered.





## Roof

### 1. Roof Covering Condition

Materials: Architectural

Access: Viewed from ground

Observations:

- 1.1. 1 layers of shingles were noted.
- 1.2. Roof is approximately 1-5 years old.
- 1.3. Roof is Condominium Association responsibility

### 2. Roof Drainage System Condition

Materials: **Gutter** & **Downspouts**

Observations:

- 2.1. ----- GUTTERS -----
- 2.2. Gutters should be kept clear of debris
- 2.3. ----- DOWNSPOUTS -----
- 2.4. Downspouts should be kept clear of debris
- 2.5. Recommend extending downspouts at least 3' from structure to help keep water away from **foundation**.



## Foundation

### 1. Foundation Condition

Materials: Poured Concrete • Slab on Grade

### 2. Floor System Conditions

Materials: Concrete Slab

## Attic

## 1. Attic Conditions

Access: Scuttle Opening • Attached Garage  
Access: Entered



## 2. Attic Framing Condition

Materials: Trusses

## 3. Insulation Condition

Materials: Fiberglass Batts (Partial)  
Depth: R-19 or Better  
Observations:

3.1. The attic **insulation** is R-19+/-, which was a common insulation goal in the past. Today's building standards require a minimum of R-38. Adding additional insulation will provide greater comfort to the occupants and savings in energy costs should be achieved.

3.2. Recommend evaluation of attic insulation by RISE. Contact information is located in the Home Inspection Binder

## 4. Attic Ventilation Conditions

Materials: **Ridge** • **Gable** Vents

## Heating System(s)

## 1. Heating Condition

Heating Type(s) Boiler • Circulated Hot Water **Baseboard**

Fuel Type: Natural Gas

Observations:

1.1. Boiler/**Furnace** Manufacturer: Utica Boilers

1.2. 1 Heating unit(s) present

1.3. Heating Unit Size: 100,000+/-

1.4. Boiler manufactured in 1983

1.5. Multiple **Zones**

1.6. Recommend protecting external emergency shut off switch from accidental shut-off.

1.7. Recommend service and service agreement for heating unit. Gas units should be serviced every 2-3 years.

1.8. There is no down piping at the **pressure relief valve**. Down piping should be installed and extended down to within 6" to 8" from the floor

1.9. Pressure relief valve is leaking. Recommend Service

1.10. Recommend installation of firematic device over the boiler

1.11. There is heavy corrosion at the circulator. Recommend service.



Pressure Relief Valve



Backflow Preventer



Circulator

## Electrical

### 1. Electrical Service Conditions

Service Type: Underground Service • 120/240 Volts  
Observations:

#### 1.1. The meter is located at front of home



### 2. Electrical Panels Conditions

Main Panel Location: • Attached Garage  
Capacity: 100 AMP  
Observations:

#### 2.1. Panel is partially labeled



### 3. Breaker/Fuse Conditions

Materials: Electrical Breakers

### 4. Branch Wiring Conditions

Materials: Romex

## 5. Outlets/Switches Conditions

### Observations:

5.1. The hallway bathroom is **GFCI** protected and the reset is located at master bathroom GFCI outlet. This is for your information.

5.2. The electrical wall switch at bedroom did not function. Electrical issues are considered a safety issues until corrected.

5.3. Kitchen-Recommend installing GFCI outlets at all three prong outlets within 6 feet of any water **fixture**. At the time of construction with safety device was not required and is grandfathered condition. However, this recommended upgrade will enhance the safety of the occupants.

## 6. Fixture Conditions

### Observations:

6.1. Hi-Hat recessed lighting - Follow manufacturer's recommendations. Do not use higher wattage bulbs than recommended by manufacture. Fluorescent bulbs are recommended.

# Plumbing

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

## 1. Water Service Condition

Supply Type: Public Water Supply

Materials: Plastic

### Observations:

1.1. The main water **shutoff valve** is located at utility room.

1.2. There is a fire hydrant within 500' of the structure. Buyer should notify insurance carrier as this could result in a rate reduction



## 2. Interior Water Distribution Pipe Conditions

Materials: Copper

Observations:

2.1. Recommend that all copper piping be insulated to help maintain efficiency of distribution and to help eliminate condensation.

2.2. Do not hang things from distribution piping

## 3. Plumbing Fixtures Conditions

Observations:

3.1. Hallway bathroom sink does not have an overflow



## 4. Gas/LP Condition

Materials: Black Pipe • **CSST** (Corrugated Stainless Steel Tubing)

Observations:

4.1. The main gas meter/shutoff valve is located at left side of home.

4.2. There is Corrugated Stainless Steel Tubing (CSST) present at the . There is not a bond present at the manifold and is considered improperly installed. A bond is needed to help protect the CSST from lightning strikes directly or indirectly that could cause arcing to occur resulting in possible holes in the CSST. There has been a recent Class Action Lawsuit regarding all manufactures of CSST and all manufactures have come to an agreement that **bonding** is necessary. This is a small repair.

4.3. There is Corrugated Stainless Steel Tubing (CSST) present at the gas meter (fireplace). There is not a bond present at the manifold and is considered improperly installed. A bond is needed to help protect the CSST from lightning strikes directly or indirectly that could cause arcing to occur resulting in possible holes in the CSST. There has been a recent Class Action Lawsuit regarding all manufactures of CSST and all manufactures have come to an agreement that bonding is necessary. This is a small repair.



## Water Heater

### 1. Water Heater Conditions

Type/Energy Source: Gas

Size: 40 Gallons

Observations:

1.1. 1 Water heater(s) present.

1.2. Water Heater Manufacture: A.O Smith

1.3. Water heater manufactured in 2010

1.4. Drip leg/Sediment trap is missing at gas line to water heater. Drip leg should be 3" minimum. This can cause damage to the unit and shorten the lifespan of the unit.



## Appliances pg1

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. Appliances are not tested for operation. Appliances are not moved, and areas beneath or behind are not checked. A RecallChek report will be generated for all accessible appliance manufacturer plates. This report will be sent to both Buyer and Seller.

### 1. Dishwasher

Observations:

1.1. Dishwasher Manufacturer: General Electric



**2. Garbage Disposal Condition**

Observations:

2.1. Disposal Manufacturer: InSinkErator



PRO-17-6

**3. Oven/Range Condition**

Observations:

3.1. Manufacturer: General Electric

3.2. Oven(s): Electric

3.3. All heating elements operated when tested.



**4. Microwave**

Observations:

4.1. Manufacturer: General Electric

4.2. Microwave was manufactured in 2002





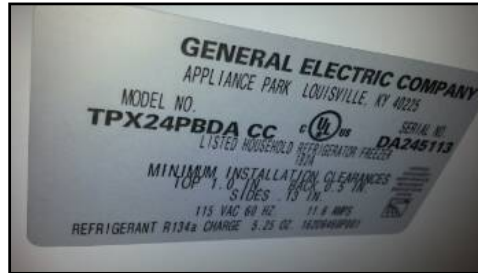
## 5. Refrigerator Conditions

### Observations:

5.1. Refrigerator Manufacturer: General Electric

5.2. Shutoff for water feed to refrigerator is located beneath kitchen sink

5.3. Water filter located inside the refrigerator



## Appliances pg2

### 1. Bathroom Exhaust Fan(s) Condition

#### Observations:

1.1. The exhaust fan at master bathroom operates loudly

1.2. The exhaust fan(s) at all bathrooms is vented out the sidewall.



## 2. Door Bell & Chimes Condition

### Observations:

2.1. Operated normally when tested.

## 3. Washer/Dryer Conditions

### Observations:

3.1. Washer/Dryer not tested

3.2. Washer/Dryer combination Manufacturer: Whirlpool

3.3. Dryer Fuel: Electric

3.4. Recommend drip tray under washing machine to prevent water migration

3.5. Washer - Recommend steel braided flexible hoses for supply.

3.6. Washer - Recommend shutting off water supply to washing machine between uses

3.7. Dryer - Recommend rigid 4" chimney vent pipe for exhaust

3.8. The dryer vent is not fully visible. Sections are in close to the wall behind laundry area and in the attic. .



## 4. Smoke Detectors

### Observations:

4.1. Smoke and Carbon Monoxide detectors to be tested and certified by Fire Marshal. Certificate will be present at the closing.

## Pest

### 1. Pest

#### Observations:

**1.1. No evidence of wood destroying insects noted during inspection.**

Photos



## Glossary

Term	Definition
Baseboard	Wood or vinyl installed around the perimeter of a room to cover the space where the wall and floor meet; a board placed against the wall around a room next to the floor to properly finish the area between the floor and the plaster.
Bonding	The permanent joining of metallic parts to form an electrically conductive path that ensures electrical continuity, and the capacity to safely conduct any fault current likely to be imposed
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Ceramic	A man-made or machine-made clay tile used to finish a floor or wall. Generally used in bathtub and shower enclosures and on countertops.
Clearance	The minimum distance through air measured between the surface of something heat-producing and the surface of something combustible
Downspout	The pipe that carries water down from the gutter or scupper. Also called a leader
Fire Stop	A solid, tight closure of a concealed space that is placed to prevent the spread of fire and smoke through the space. In a frame wall, this typically consists of 2x4 cross-blocking between studs
Fixture	In plumbing, a device that provides a supply of water and/or its disposal, such as a sink, tub and toilet
Flashing	A material (typically, metal) that is shaped or molded for the location and used at an angle in a roof or wall to prevent rainwater/moisture leakage into the structure
Foundation	The supporting portion of a structure below the first floor construction, below grade or partially below grade, including the footings, upon which the structure or wall rests, and usually made of masonry, concrete and/or stone, but can be made of alternative building materials.
Furnace	A heating system that uses the principle of thermal convection. When air is heated, it rises, and as the air cools, it settles. Ducts are installed to carry the hot air from the top of the furnace to the rooms in a home. Other ducts, called cold-air returns, return the cooler air back to the furnace.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Gable	The end of a building, as distinguished from the front or rear. The triangular end of an exterior wall from the level of the eaves to the ridge of a double-sloped roof. In house construction, the portion of the roof above the eave line of a double-sloped roof.

Gravel	Loose fragments of rock in sizes varying from 1/8-inch to 1-3/4 inches used for surfacing built-up roofs.
Gutter	A trough made of metal, wood or other material installed at the eaves of a roof that is used to carry rainwater from the roof to the downspout.
Insulation	Generally, any material that slows down or retards the flow or transfer of heat. Building insulation types are classified according to form as loose-fill, flexible, rigid, reflective, and foamed-in-place. All types are rated according to their ability to resist heat flow, known as R-value. In electrical contracting, rubber, thermoplastic, or asbestos wire covering. The thickness of insulation varies with wire size and type of material, application or other code limitations.
Pressure Relief Valve	A valve that relieves excess pressure in water storage tanks.
Radon	A naturally-occurring radioactive gas found in soil that is heavier than air. Radon gas exposure in abnormally high levels is associated with lung cancer. Mitigation measures may involve crawlspace and basement venting and installation of various forms of vapor barriers and fans.
Ridge	The horizontal line at the junction of the top edges of two sloping roof surfaces
Romex	Brand name for a cable consisting of two or more insulated conductors having an outer sheath of moisture resistant, non-metallic material. The conductor insulation is rubber, neoprene, thermoplastic or a moisture-resistant, flame-retardant fibrous material. Comes in NM and NMC types
Shutoff Valve	The valve that allows the water supply to be cut off to one fixture without affecting the water supply to the entire house or building. Commonly used with clawfoot tubs, sinks and toilets.
Siding	The finish covering of the outside wall of a frame building and made of horizontal weatherboards, vertical boards with battens, shingles, and/or other materials
Zone	The section of a building that is served by one heating or cooling loop because it has noticeably distinct heating or cooling needs. Also, the section of property that is watered by a lawn sprinkler system.