



Home Inspection Report

31 West Pattagansett Road, Niantic, CT



Inspection Date:
February 17, 2010

Prepared For:
Giants Neck Beach
Association

Prepared By:
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Report Number:
10021684A_GNBA

Inspector:
Thomas Hauswirth, Managing Member



Report Summary

IMPORTANT PLEASE NOTE: This summary is intended to provide a convenient and cursory preview of conditions and components that we have identified in the following report as needing repair and/or further evaluation. To make this summary more concise, any diagrams and pictures in the main body of the report are omitted. This summary may not be a complete list of all findings in the report and is obviously not comprehensive. It should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of the building's components or features that may not appear in this summary, but may appear in the following report. Items under the Discretionary Improvements headings are not included in this summary. In accordance of the terms of our Home Inspection Contract, the recommendations that we make in this summary and throughout the report should be addressed before close of escrow by licensed qualified specialists or contractors who may identify additional defects or recommendations.

ROOFING RECOMMENDATIONS / OBSERVATIONS

- The downspouts should discharge water at least 5 feet from the building. Storm water should be encouraged to flow away from the building at the point of discharge.

EXTERIOR RECOMMENDATIONS / OBSERVATIONS

- We recommend further evaluation and repairs as or if deemed necessary by a licensed qualified deck contractor of the following:
 - There was no flashing visible at the deck's ledger board. Typically accepted installation practices call for flashing at the attachment point of the deck to the building. With the flashing visible over the top of the ledger board when viewed from below the deck. Absence of flashing may allow water penetration and damage to the deck's and/or building's structural components. Resulting damage can cause deck or structure failure. Failure during use of the deck could be a life safety hazard. Repairs to affected structural members may be costly.
 - The deck railing's decorative "sunburst" motif and built-in seating posed safety hazards as they could allow a small child to climb upon them and topple over the railing resulting in serious injury.
- There was a significant crack and evidence of some settlement at the front entry. We recommend repairs as deemed necessary by a licensed qualified masonry contractor.
- The lockset on the rearmost right hand entry door did not operate properly. We recommend replacement as deemed necessary by a licensed qualified general carpenter.
- Some gaps and openings were noted in the siding. They should be sealed to prevent water entry and related damage.
- As noted above paint and caulk maintenance was needed to protect components from the elements.
- Lot grading appeared to direct water towards the front of the structure. Evidence of water penetration was noted in the crawlspace. We recommend repairs as deemed necessary by a licensed qualified drainage or landscaping contractor.
- There was some wood to soil contact and/or proximity noted around the perimeter of the building. Since wood to soil contact is conducive to wood destroying insect activity and deterioration, where possible, soil should be moved to allow at least six inches between the bottom edge of the exterior wall covering and the soil. Any damage to siding, foundation, or trim components that is uncovered in moving soil should be repaired.
- Grading should be improved around the foundation perimeter of the building to encourage water to flow away from the building. A slope of one inch per foot for the first five feet is typically accepted practice. When adding soil to improve drainage, care should be given to keep soil at least six inches away from the bottom edge of the exterior wall covering.

STRUCTURE RECOMMENDATIONS / OBSERVATIONS

- Some columns had loose shims between them and the girder. All shims should be secured. We recommend repairs as deemed necessary by a licensed qualified general carpenter/contractor.
- Crawlspace vents should be covered with screens to prevent vermin entry.

ELECTRICAL RECOMMENDATIONS / OBSERVATIONS

- All junction, receptacle, and switch boxes should be fitted with appropriate cover plates, in order to protect the wire connections and safeguard the inhabitants from potential electrical shock. Wire splices should also be protected inside covered and secured junction boxes. For example, an open receptacle was noted in the kitchen and an open switch was noted at the right hand wall.
- The legend on the main electrical panel should be fully labeled to help readily identify circuits in case of emergency and for electrical improvements and repairs.
- We recommend repairs as deemed necessary by a licensed qualified electrical contractor of the following:
 - Wires in the crawlspace should be properly secured.
 - Exposed wiring was noted in the crawlspace. The wires did not test live with a voltage detector. The wires should be properly capped, placed within a junction box, and the box fitted with an appropriate cover to protect the occupants of the building from electrical shock should the wires be inadvertently be made live.

PLUMBING RECOMMENDATIONS / OBSERVATIONS

- There was an opening in a waste pipe. We recommend repairs as deemed necessary by a licensed qualified plumbing contractor.
- Water distribution piping was made of steel. As steel pipe ages it becomes subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- Given the amount of rust on the water heater we recommend that it be regularly monitored for leakage. If leakage occurs it could cause flooding in the crawlspace if left undetected. We recommend that you budget for future replacement of the water heater. Given the damp and muddy conditions in the crawlspace installing the new water heater in an indoor location could improve life expectancy.
- There is the potential for lead content in the drinking water within the building. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. Visit the EPA website listed below for more information.
<http://www.epa.gov/lead/index.html>
<http://www.ct.gov/dph/cwp/view.asp?a=3140&q=387550>

INSULATION/VENTILATION RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- If a heating and/or cooling system is installed insulating the building would help to improve system(s) efficiency. We recommend that you consult with a licensed qualified insulation contractor to discuss options. Given the lack of an attic space options may be limited without changes to the current appearance of the interior.

INTERIOR RECOMMENDATIONS / OBSERVATIONS

- We recommend repairs as deemed necessary by a licensed qualified general carpenter/contractor of the following:
 - Some doors were rubbing or not latching properly. They should be trimmed/adjusted to operate properly.
 - Damaged sash cords were noted at some windows affecting their proper operation.

KITCHEN RECOMMENDATIONS / OBSERVATIONS

- The range appeared to be missing an anti-tip device. This important safety device prevents the range from tipping over when unbalanced (i.e. heavy loads placed upon the oven door) and causing burns or physical injury. We recommend that one be installed per range manufacturer's recommendations.

LEFT BATHROOM RECOMMENDATIONS / OBSERVATIONS

- The vanity felt loose and should be secured and caulked to prevent damage to the attached fixtures and water penetration behind it. We recommend repairs as deemed necessary by a licensed qualified general carpenter/contractor.
- An “S” trap was noted in the drain pipe under the bathroom sink. “S” traps are subject to siphoning problems, occasionally allowing sewer odors to emanate from the drain. Significant corrosion was also noted. We recommend replacement with a “P” trap as deemed necessary by a licensed qualified plumbing contractor.

RIGHT BATHROOM RECOMMENDATIONS / OBSERVATIONS

- An “S” trap was noted in the drain pipe under the bathroom sink. “S” traps are subject to siphoning problems, occasionally allowing sewer odors to emanate from the drain. We recommend replacement with a “P” trap as deemed necessary by a licensed qualified plumbing contractor.

FIREPLACES / SOLID FUEL APPLIANCES RECOMMENDATIONS / OBSERVATIONS

- We recommend repairs as deemed necessary by a licensed qualified masonry contractor of the following:
 - Soft and loose mortar and was noted in firebricks at the base of the firebox indicating the need for pointing maintenance.
 - Cracks in the stone surround should be re-pointed.



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February 24, 2010

Inspection Report Addendum

Inspection Report Number: 10021684A_GNBA

This addendum should be considered an intrinsic part of your previously issued inspection report for the inspection report number 10021684A dated February 17, 2010. Our contract and all documents presented and signed on the day of inspection should be considered in full force for this addendum and are also considered to be in force to allow us to follow up on our original inspection. Items inspected in this addendum are limited to the specific items discussed.

Roofing

Architectural asphalt shingle roofs have a typical life expectancy of 18 to 35 years depending upon several factors including, but not limited to the quality of the shingle installed.* There seemed to be slight loss of particulate. The shingles looked like they were lying flat with no significant apparent cupping or lifting. The roof lines and planes appeared to be straight and even with no significant apparent dips or depressions noted. These characteristics help substantiate that roof appears to be approximately near midlife.

Chimney

The chimney had one flue. The flue serviced the fireplace. The chimney provided with a rain cap and vermin screen. The chimney looked to be plumb and tight to the building. The stones looked to be satisfactorily pointed with evidence of re-pointing. The chimney slay (protective concrete cap) appeared to be in satisfactory condition.

If the chimney and flue have not been cleaned within the past year, we recommend further evaluation of them by a licensed, qualified chimney contractor to determine whether cleaning and/or repairs may be needed at this time. We recommend annual inspection and cleaning by a licensed qualified chimney contractor.