

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, 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 pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done.

GARAGE		
Page 27 Item: 7	Electrical	• Receptacles in the garage had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed.
BARN/STABLE		
Page 34 Item: 7	Barn/Stable Electrical Defects	• Receptacles in the barn had no ground fault circuit interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution.
Page 34 Item: 8	Barn/Stable Ventilation	• An improper fuel storage system was located in the first barn. You should have this and the abandoned furnace removed for safety.
2ND BARN/STABLE		
Page 37 Item: 7	Barn/Stable Electrical Defects	• Receptacles in the barn had no ground fault circuit interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution.
2ND KITCHEN		
Page 46 Item: 6	Receptacles	• Receptacles had no Ground Fault Circuit Interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles in the kitchen.
2ND LAUNDRY ROOM		
Page 50 Item: 4	120-volt Receptacles	• Receptacles had no Ground Fault Circuit Interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles in the laundry room.
SERVICE PANEL		
Page 61 Item: 6	Cabinet Condition	• The service panel cabinet exterior showed heavy corrosion and may need to be replaced soon. It was not opened by the Inspector due to safety hazards. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to have it safely inspected and to discuss options and costs for replacement.
3RD DISTRIBUTION PANEL		
Page 70 Item: 6	Dead Front Cover Condition	• The distribution panel dead front cover was held in place by the wrong type of screws. The installed pointed, course-thread screws can cut conductors, causing damage that can create electrical arcing (eye injury, burns), or can energize the metal panel (electrical shock, electrocution). Blunt, fine-thread screws are required for this application. This condition should be corrected and the panel interior inspected by a qualified electrical contractor. The Inspector did not inspect the panel interior.
4TH DISTRIBUTION PANEL		

Page 72 Item: 10	Cabinet Condition	<ul style="list-style-type: none"> The distribution panel cabinet exterior showed heavy corrosion and may need to be replaced soon. It was not opened by the Inspector due to safety hazards. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to have it safely inspected and to discuss options and costs for replacement.
WATER HEATER		
Page 81 Item: 5	TPR Discharge Pipe	<ul style="list-style-type: none"> The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor.
GAS SYSTEM		
Page 82 Item: 2	Gas Distribution Pipes	<ul style="list-style-type: none"> The barn had corrugated stainless steel tubing (CSST) installed as gas pipe. This pipe can be recognized by its yellow or black plastic coating. CSST is a flexible, corrugated stainless steel tubing, which is considered by home professionals to be an unsafe product if it is not bonded to the electrical system. The pipes in this barn were NOT bonded properly to the electrical system. This should be evaluated further by a qualified contractor and all gas lines should be bonded for safety.
FURNACE		
Page 85 Item: 12	General Condition	<ul style="list-style-type: none"> The Inspector did not observe a recent service tag and recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor.
BOILER		
Page 88 Item: 5	Fuel Storage	<ul style="list-style-type: none"> This boiler was fueled by heating oil. Inspecting of oil storage tanks lies beyond the scope of the General Home Inspection. The Inspector recommends that you have the tank inspected by a qualified contractor. Leaking oil tanks, especially those located underground, can be expensive to replace.
Page 88 Item: 9	TPR Discharge Pipe	<ul style="list-style-type: none"> The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor.
Page 90 Item: 20	General Condition	<ul style="list-style-type: none"> The Inspector did not observe a recent HVAC contractor service tag and recommends that boiler cleaning, service and certification be performed by a qualified HVAC contractor.
LIFE SAFETY		
Page 93 Item: 1	Life Safety	<ul style="list-style-type: none"> Some smoke detectors were not present or were missing from areas where they should be installed. The Inspector recommends installing hardwired smoke detectors on each level of the home to protect the occupants. The Inspector recommends installation by a qualified contractor. Local jurisdictions may have different placement requirements, so its is best to check with the local fire marshall or other Authority Having Jurisdiction (AHJ) regarding this matter. The Inspector recommends installing hardwired carbon monoxide detectors on each level of the home to protect the occupants. The Inspector recommends installation by a qualified contractor. Local jurisdictions may have different requirements, so its is best to check with the local fire marshall or other Authority Having Jurisdiction (AHJ) regarding this matter. Each bedroom should have a secondary means of egress. One or more bedrooms did not have secondary means of egress. This should be corrected by a qualified contractor. You should consider having this property inspected by the local fire marshall. Discuss this with your real estate attorney.