



Confidential Inspection Report

LOCATED AT:
90 Seacrest Lane
Warwick, Rhode Island

PREPARED EXCLUSIVELY FOR:
~~Alice Chen~~
Alice Chen

INSPECTED ON:
Tuesday, April 25, 2017



Inspector, Chris Semper
CS Eye Inspection

Inspection Summary

STEPS/STAIRS/BALCONY RAILINGS

INTERIOR

WARN **UPG** **s-1:** - The railing at the 2nd floor landing is loose. We recommend a center post to help reinforce support.

SURFACES SURFACE

COMPOSITION SHINGLE ROOFING

UPG **s-2:** - Ridge vent shingles missing/blown off. We recommend repairing to prevent water penetration.

ELECTRICAL OUTDOOR RECEPTACLES

EXTERIOR/SITE/GROUND

UPG **s-3:** - Front entry receptacle does not work. We recommend they be repaired or replaced.

SURFACES WOOD SIDING

EXTERIOR/SITE/GROUND

UPG **s-4:** - Many sections of the attached shed are deteriorated. We recommend these sections be repaired or replaced.

FLOORS/WALL WALLS

BASEMENT

WARN **UPG** **s-5:** - There is leakage on the basement walls. This appears to be a condition that will be a major annoyance and could be structurally significant over time. We recommend the advice and services of a licensed waterproofing contractor.

Tuesday, April 25, 2017
90 Seacrest Lane
Warwick, Rhode Island




Dear Alice Chen,

We have enclosed the report for the property inspection we conducted for you on Tuesday, April 25, 2017 at:

90 Seacrest Lane
Warwick, Rhode Island

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Potentially serious issue that should be addressed.
-  = Upgrade recommended.
-  = Monitor

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Chris Semper
CS Eye Inspection



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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Heat/Hot Water

HEATING EQUIPMENT BASIC INFORMATION

- 1: - LOCATION:** Boiler location: Basement
- 2: - ENERGY SOURCE:** Energy source: Natural gas

HEATING EQUIPMENT GAS SUPPLY

- 3: - GAS SHUT-OFF VALVE:** The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

HEATING EQUIPMENT IGNITION SYSTEM

- 4: -** The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

HEATING EQUIPMENT CIRCULATING PUMP

- 5: -** The circulating pump for the heating system appears to be properly installed and in serviceable condition.

HEATING EQUIPMENT EXPANSION TANK

- 6: -** The expansion tank appears to be properly installed and in serviceable condition.

HEATING EQUIPMENT CLEARANCE

- 7: -** There is adequate clearance to combustible materials in the area around the heating unit as long as the space is not used for storage. We encourage good housekeeping practices in this area.

HEATING EQUIPMENT RELIEF VALVE

- 8: -** The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

VENTING/COMBUSTION VENT

- 9: -** The heating system vent is properly installed and appears in serviceable condition where seen.

VENTING/COMBUSTION COMBUSTION AIR

10: - There is adequate combustion air for this heating unit.

DISTRIBUTION ZONE VALVES

11: - The multiple heating zones in this structure are controlled by circulating pumps linked to separate thermostats.

DISTRIBUTION WATER/STEAM PIPING

12: - The heating system piping appears to be properly installed and in serviceable condition.

UPG 13: - The piping for the heating system is displaying minor signs of external corrosion. We recommend these sections of piping be monitored for further deterioration and replaced when necessary.



CONTROLS THERMOSTAT

14: - The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

ELECTRICAL HVAC DISCONNECT

15: - The local disconnect appears properly installed and in good condition.