



G. Volpato, LLC DBA
National Property Inspections

Town Of Southbury, 100 North Benson Road, Middllebury, CT, 06762



Thursday, March 5, 2020
Inspector
G Volpato, Member Duly Authorized
203-871-7214
volpato@npiinspect.com

Inspection Date:
03/05/2020

Inspector: G Volpato, Member Duly Authorized
Inspector Phone: 203-871-7214

Email: volpato@npiinspect.com



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National Property Inspections

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INVOICE #: 6555

Inspection Date : 3/5/2020 10:00 AM

G. Volpato, LLC DBA
National Property Inspections
11 Nelson Street
New Haven, CT 06512-3954

Client Name : **George Bertram**
Town Of Southbury

Property Location : **100 NORTH BENSON ROAD**
MIDDLEBURY CT 06762

Billing Address : 501 Main Street South
Southbury CT 06488

Client Phone : (203) 558-2207

Client Email : selectman.bertram@southbury-ct.gov

TYPE OF INSPECTIONS PERFORMED

Commercial Building Inspection	\$1,350.00
Total	\$1,350.00
Due on Receipt	\$1,350.00

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03/05/2020

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COMMERCIAL PROPERTY INSPECTION PROPOSAL & AGREEMENT

THIS IS A CONTRACT PLEASE READ CAREFULLY

This Pre-Inspection Agreement (hereinafter the "Agreement") is made by and between client listed above ("Client") and G. Volpato, LLC ("NPI") for NPI's inspection of the property as follows:

The parties, intending to be legally bound, agree as follows:

1. **Description of property:** This is a Bath and Tennis Club.

a. **Scope of work.** The intent of this Inspection is to identify and communicate conspicuous defects or material deferred maintenance of the subject property's material systems or components as they are observed on the date of the inspection. This is a visual review of readily accessible areas and components to include lots and grounds, parking areas, exterior surfaces including doors and windows, the roof, and interior; visible structural components, and observe visual condition of electrical, HVAC, and plumbing system. The inspection is not technically exhaustive, and no excavation or disassembly of components is performed. Hidden or obstructed defects may not be observed. In addition, some components are assessed on a random sampling of like items, such as electrical outlets.

b. **Inspection report.** NPI will document conditions in a written Inspection Report to include a representative number of digital photographs of property, description of deficiencies, inspector's recommendations regarding the deficiencies, such as need to repair or conditions to monitor for possible future repairs. Deficiencies are items/components/systems not performing properly, or items which have reached the end of their normal useful life, including material deferred maintenance conditions.

c. **Fee.** The fee for the inspection and report shall be \$ 1350.00

2. **Insurance:** Proof of insurance to be provided by NPI upon request.

3. **Payment Terms.** Client shall pay the above listed fee upon receipt of the Inspection Report. Payment will be considered delinquent if not received within 30 days from delivery of report and is subject to 1.5% monthly service charge until paid. The Client shall pay all costs of collection, including attorney fees. If Client wishes to cancel the inspection, the cancellation must be made forty-eight (48) hours in advance of the scheduled inspection date, or a \$100.00 cancellation penalty will be assessed. Client shall make payment to "National Property Inspections".

4. **Limitations and Exclusions.** NPI expresses no opinion on the condition of the property beyond what is set forth in the Inspection Report. Specifically excluded are environmental issues such as

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asbestos, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, geological faults, and area flood conditions. In addition, the Inspection Report does not address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental entity or agency. Specialty systems such as security alarms, fire alarms, fire suppression or emergency lighting are assessed only on a visual basis.

5. Limit of Liability. NO WARRANTY OF FITNESS OF MERCHANTABILITY IS IMPLIED OR INTENDED WITH THE ISSUANCE OF THE INSPECTION REPORT. Information contained in the Inspection Report may reduce, but cannot eliminate the risk associated with the real estate. Additional invasive and destructive-type testing is available through other firms and may be necessary to further reduce Client's risk. NPI's liability shall in no case exceed four (4) times the amount of the inspection fee.

6. Dispute Resolution. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the Inspection or Inspection Report, unless first resolved by mutual agreement, shall be decided in a court of competent jurisdiction. Any such suit must be filed within one (1) year from the date of inspection and should NPI prevail in said suit, Client shall reimburse NPI for its attorney fees and other costs directly associated with defending said suit.

7. Use of Report. The Report is intended for use by the Client only. It is not intended to benefit, be used by, or relied upon by any third party. Client may show the inspection report or findings from the inspection to parties it deals with in regards to property management or maintenance as deemed necessary by Client.

8. Severability. The partial or complete invalidity of any one or more provisions of this Agreement shall not affect the validity or continuing force and effect of any other provision.

9. Titles. The titles given to the Sections of this Agreement are for ease of reference only and shall not be relied upon or cited for any other purpose.

10. Extent of Contract. This Agreement is solely for the benefit of the parties, represents the entire and integrated agreement between the parties, and supersedes all prior negotiations, representations or agreements, either written or oral, between the parties.

11. Applicable Law. This Agreement will be governed by the laws of the State where the property is located.

12. Execution of Contract. This Agreement may be executed in counterparts, each of which shall be deemed an original. An executed counterpart of this Agreement transmitted by electronic mail in portable document format (PDF) shall be equally as effective as the originally executed counterpart.

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ACKNOWLEDGEMENT

Client acknowledges that G. Volpato, LLC, DBA National Property Inspections, its employees, owners or agents is an independently-owned and operated franchise and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite 201, Omaha, NE 68114.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Payment for the inspection service constitutes acceptance of this Pre-Inspection Agreement by the Client.

Inspector Signature

G Volpato, Member Duly Authorized

2/29/2020

Date

Client Signature

Print Client Name

3/5/2020

Date

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No	Temperature : 41 F
Estimated Age Of Property : 10 Year(s)	Weather :
Property Faces : <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Sunny
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Commercial	
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Buyer

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

G (GOOD)	Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required.
F (FAIR)	Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.
P (POOR)	Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NA (NOT APPLICABLE)	This item is not applicable or not present

SCOPE OF THE INSPECTION :

The intent of the property inspection is to identify and communicate conditions of the facility and components of the facility that are categorized and listed in the inspection report. The inspection is a visual review of readily accessible areas and components and on a random sampling of like items, not every item was or could be inspected. The inspector endeavored to observe the operation of mechanical and electrical systems but did not conduct a technically exhaustive inspection of these systems. No excavation, disassembly or removal of covers, panels or obstructions was performed. Hidden or obstructed defects may not be observed.

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GRADING / DRAINAGE

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Positive Slope

Comments:

PARKING LOT / DRIVEWAYS

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There are 140 parking spaces with 4 handicapped in upper lot and 2 handicapped in lower lot.

Parking lot and driveways have some age typical cracking and has several open seams which should be sealed.



Parking Lot / Driveways: cracked seam



Parking Lot / Driveways: typical cracking



Parking Lot / Driveways: typical cracking



Parking Lot / Driveways: cracked seam

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Parking Lot / Driveways: cracked seam

FLATWORK / SIDEWALKS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Concrete

Comments:

PATIO

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Concrete

☒ Concrete pavers

Comments:

FENCES / ENCLOSURES

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Chain Link

Comments:

The gate latch on the upper and lower left hand pool gates are damaged.

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Fences / Enclosures: damaged gate latch



Fences / Enclosures: damaged gate latch

RETAINING WALLS

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Sides

☒ Concrete

☒ Leaning

Comments:

The retaining wall alongside the rear staircase has washed out behind and is therefore causing the security fence to lean.



Retaining Walls: washout & leaning

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POOL

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Pool deck and enclosure was found to be sound.

Note: Functionality and integrity of pool, pool mechanicals and associated systems is outside the scope of this inspection.



Pool: pool mechanicals



Pool: pool mechanicals

PLAYSCAPE

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLAYSCAPE

Comments:

BASKET BALL COURT

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BASKET BALL COURT

Comments:

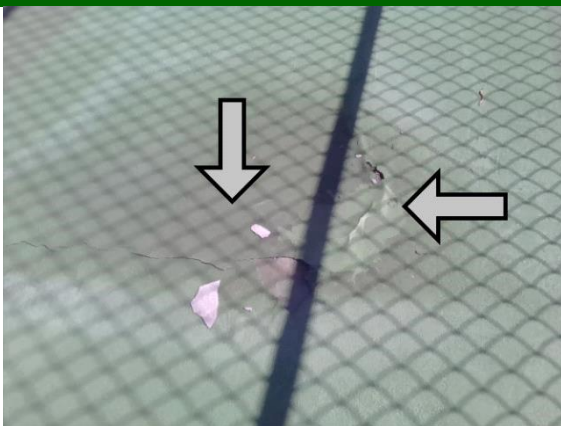
Note: There is currently only one access gate into the basket ball court enclosure.

The synthetic surface on the basket ball court is beginning to deteriorated/peel in several locations.



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Basket Ball Court: deteriorated court surface

TENNIS COURTS

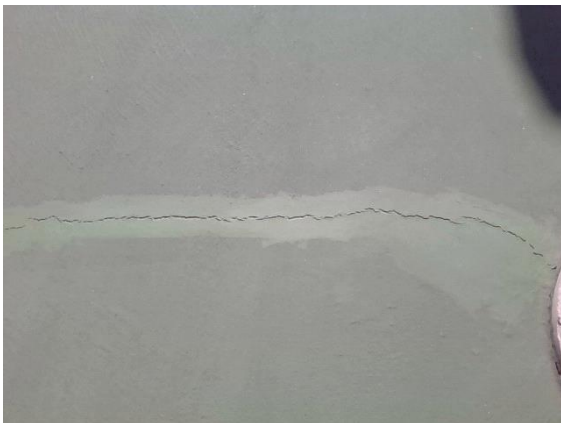
TENNIS COURTS

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Surface of courts are showing evidence of age appropriate deterioration. Tennis court surface has been repaired previously.

The GFCI outlets supplying utility power to the courts have all been damaged.



Tennis Courts: cracks & repairs



Tennis Courts: cracks & repairs

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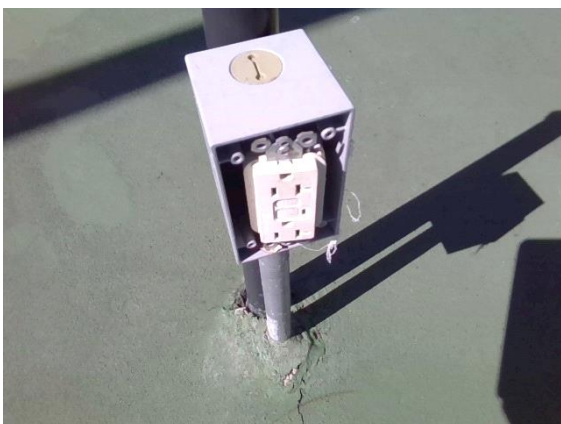
Town Of Southbury, 100 North Benson Road, Middllebury, CT, 06762



Tennis Courts: cracks & repairs



Tennis Courts: damaged GFCI outlet



Tennis Courts: damaged GFCI outlet



Tennis Courts: damaged GFCI outlet

ROOFING SHINGLE

Age: 10 Year(s)

Design Life: 30 Year(s)

Layers: 1

99% Visible

☒ Walked On

☒ Asphalt / Composition

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Leaks not always detectable.

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ROOFING MEMBRANE

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: 10 Year(s)

Design Life: 20 Year(s)

Layers: 1

99% Visible

☒ Walked On

☒ Membrane

Comments:

FLASHING / VALLEYS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Composition / Membrane

☒ Metal

Comments:

ROOF DRAINAGE SYSTEM

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Aluminum

☒ Leaking

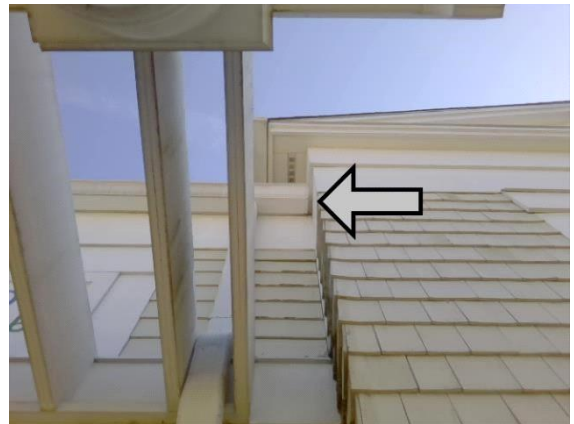
Comments:

Gutter downspouts around building extend into below grade pipe which presumably carries water to another location for drainage or to other drainage system. Recommend confirming termination and functionality of these downspouts during period of heavy rain.

The right hand end of the gutter on the left side of the building is leaking.



Roof Drainage System: evidence of leak



Roof Drainage System: leaking gutter

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Roof Drainage System: connection below grade

EXTERIOR SURFACE

☒ Composite

☒ Wood

	G	F	P	NI	NA
EXTERIOR WALL FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING AND SIGNAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Functionality of exterior lighting systems is outside the scope of this inspection.
Several of the light standards are showing evidence of damage and/or repairs.

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Exterior Surface: damaged standard



Exterior Surface: damaged standard

FENESTRATION SYSTEMS

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

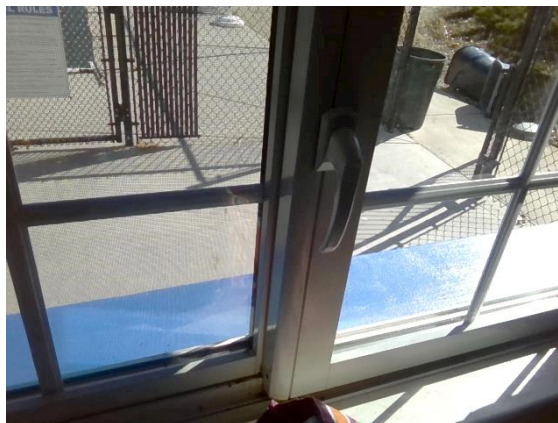
☒ Vinyl

Comments:

The sliding tracked window to the left in the activity room, to the right in the office/utility room and to the right in the kitchen all have damaged hardware and therefore do not function correctly.



Fenestration Systems: activity room left



Fenestration Systems: office/utility room right

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Fenestration Systems: kitchen right

MAIN DOOR

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Metal

☒ Metal and Glass

Comments:

FREIGHT DOOR

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

EXTERIOR FOUNDATION

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Concrete

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Attic / Roof

ATTIC / ROOF FRAMING AND SHEATHING

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Plywood / Panel Board / OSB

☒ Rafters

☒ Trusses

Comments:

Leaks not always detectable.

Interior Foundation

STRUCTURAL FRAME AND BUILDING ENVELOPE

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BEAMS

JOISTS

POSTS

PIERS

Comments:

FLOOR / SLAB

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Concrete

Comments:

ELECTRICAL

SERVICE SIZE (Main Panel)

☒ Main Disconnect Location: Utility room

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	G	F	P	NI	NA
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BONDING / GROUNDING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:



Electrical: service disconnect



Electrical: main panels



Electrical: sub panel



Electrical: transformer

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Electrical: meter

PLUMBING

Water Service

☒ Water Public

☒ Shut Off Location: Utility room

Sewage Service

☒ Sewage Public

		G	F	P	NI	NA
SUPPLY	<input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PEX	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> ABS <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> ABS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Some corrosion and evidence of minor leaking noted at the water supply.

Main utility line, septic systems and gray water systems are excluded from this Inspection.

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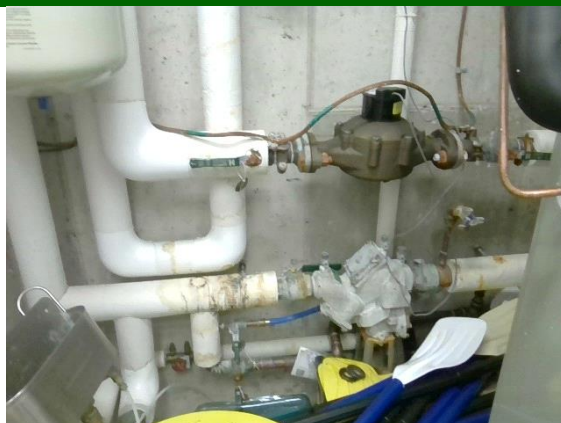


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Plumbing: sewage pump control



Plumbing: water supply



Plumbing: evidence of leaking



Plumbing: evidence of corrosion



Plumbing: gas line



Plumbing: sewage access

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WATER HEATER

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Bradford White

Age: 10 Year(s)

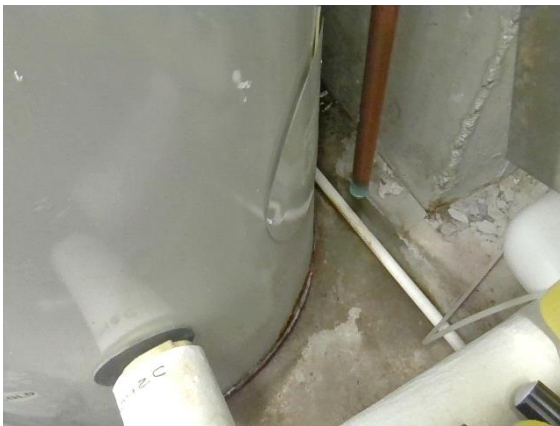
Design Life: 10-15 Year(s)

☒ Gas

☒ At or Near Design Life

Comments:

Water heater is at its intended design life. There is evidence of corrosion at the base of the unit. There is evidence of blow off from the Temperature/Pressure Relief valve.



Water Heater: evidence of leaking and blow off

LAUNDRY FACILITIES

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

UTILITY HOOKUPS ☒ Electric (Dryer)

DRYER VENTS

LAUNDRY TUB

DRAIN

Comments:

Venting for washing machine drain is accomplished through an Air Admittance Valve (AAV). Care should be taken to make sure airflow is never obstructed for proper functionality. AAV appeared to function correctly at time of inspection.

Rubber supply lines to washing machines are showing evidence of deterioration.

Note: Dryer vent should be routinely cleaned to reduce the risk of fire.

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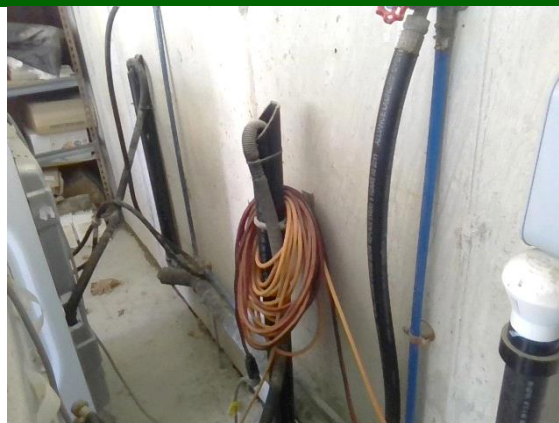


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Laundry Facilities: AAV



Laundry Facilities: rubber hoses



Laundry Facilities: dryer vent

HVAC 1

Brand: American Standard
 Design Life: 30 Year(s)

Model: R-410a

BTUs: 0

Age: 10 Year(s)

☒ Electric

☒ Forced Air

OPERATION

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

Inspection Date:
03/05/2020

Inspector: G Volpato, Member Duly Authorized
 Inspector Phone: 203-871-7214

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HVAC 2

Brand: American Standard
Design Life: 30 Year(s)

Model: R-410a

BTUs: 0

Age: 10 Year(s)

☒ Electric

☒ Forced Air

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

HVAC 3

Brand: American Standard

Model: R-410a

Age: 10 Year(s)

Design Life: 30 Year(s)

☒ Electric

☒ Forced Air

	G	F	P	NI	NA
OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Condensate pump on unit is damaged.



HVAC 3: damaged pump

Inspection Date:
03/05/2020

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HVAC DISTRIBUTION

☒ Ductwork

	G	F	P	NI	NA
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

COOLING 1

Brand: Ameristar
Design Life: 15 Year(s)

Model: R-410a

Size: 5 ton

Age: 11 Year(s)

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

☒ Electric

☒ Central Air

Comments:

Cooling system not tested due to external temperature being too cold to allow for proper testing differential. Unit appeared sound based solely upon visual inspection. Recommend evaluation and service by qualified HVAC contractor.

COOLING 2

Brand: American Standard
Design Life: 15 Year(s)

Model: R-410a

Size: 5 ton

Age: 11 Year(s)

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

☒ Electric

☒ Central Air

Comments:

Cooling system not tested due to external temperature being too cold to allow for proper testing differential. Unit appeared sound based solely upon visual inspection. Recommend evaluation and service by qualified HVAC contractor.

Inspection Date:
03/05/2020

Inspector: G Volpato, Member Duly Authorized
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COOLING 3

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Brand: Trane

Model: R-410a

Size: 5 ton

Age: 1 Year(s)

Design Life: 15 Year(s)

☒ Electric

☒ Central Air

Comments:

Cooling system not tested due to external temperature being too cold to allow for proper testing differential. Unit appeared sound based solely upon visual inspection. Recommend evaluation and service by qualified HVAC contractor.

WOMENS BATHROOM

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CEILINGS

WALL(S)

FLOOR / FINISH

INTERIOR DOORS/HARDWARE

ELECTRICAL

HEAT/AIR DISTRIBUTION

COUNTERTOPS / CABINETS

SINK / FAUCET

WATER CLOSET AND FIXTURES

Comments:

Inspection Date:
03/05/2020

Inspector: G Volpato, Member Duly Authorized
Inspector Phone: 203-871-7214

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MENS BATHROOM

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR / FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS / CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER CLOSET AND FIXTURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

WOMENS LOCKER ROOM

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR / FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS / CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER CLOSET AND FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There are 4 shower stalls, 1 of which is handicapped accessible.

There are 5 toilet stalls, 1 of which is handicapped accessible.

There are 3 sinks and a changing area with open cubbies for storage.

Several shower fixtures are showing evidence of corrosion. Far left stall toilet is loose at the base.

Inspection Date:
03/05/2020

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Womens Locker Room: example: corroded fixture



Womens Locker Room: loose toilet base

MENS LOCKER ROOM

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER CLOSET AND FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There are 4 shower stalls, 1 of which is handicapped accessible.

There are 2 toilet stalls, 1 of which is handicapped accessible and there are 2 urinals.

There are 3 sinks and a changing area with open cubbies for storage.

Vanity mirror above sinks is cracked. Right hand urinal flush valve is leaking. Handicapped shower shower head is damaged.

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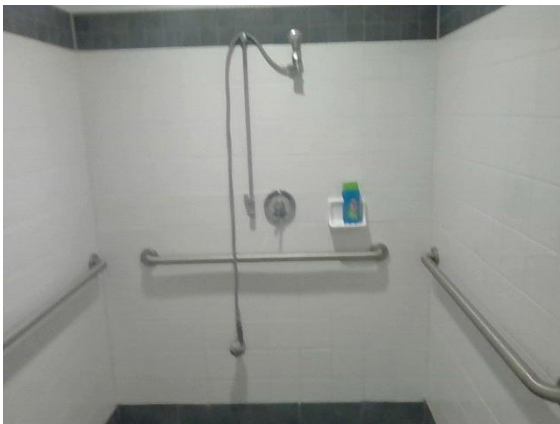
Town Of Southbury, 100 North Benson Road, Middlebury, CT, 06762



Mens Locker Room: cracked mirror



Mens Locker Room: leaking flush valve



Mens Locker Room: damaged shower head

OFFICE/KITCHENETTE

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR / FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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Sink drain is leaking due to uncapped dishwasher drain connection.



Office/Kitchenette: leak in drain

ACTIVITY ROOM

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR / FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

EXERCISE ROOM/PLAYROOM

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR / FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Weights closet door does not latch. Utility closet door is damaged and does not close.

Inspection Date:
03/05/2020

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exercise room/playroom: weights closet



exercise room/playroom: utility closet

OFFICE/UTILITY/STORAGE

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Right leg of utility sink is broken off.

Inspection Date:
03/05/2020

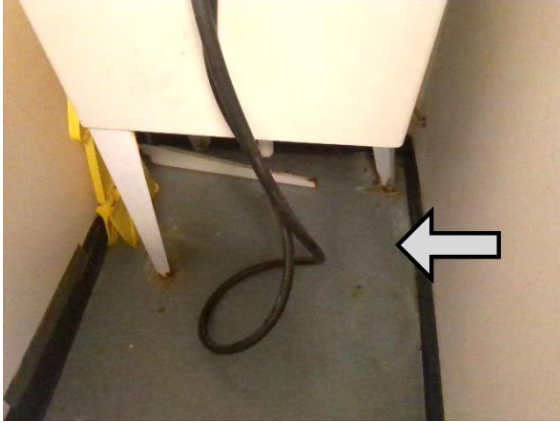
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office/utility/Storage: damaged sink

KITCHEN/SNACK BAR

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Functionality of kitchen appliances and associated systems is outside the scope of this inspection.

STAIRS / RAILINGS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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03/05/2020

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ELEVATOR

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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03/05/2020

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PADDLE TENNIS COURTS

	G	F	P	NI	NA
ROOF/GUTTER/DOWNSPOUTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPS/PORCH/DECK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOORS/WINDOWS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STRUCTURAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UTILITIES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



Paddle Tennis Courts: example: heating unit

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

1 PARKING LOT / DRIVEWAYS

POOR

Parking lot and driveways have some age typical cracking and has several open seams which should be sealed.

2 FENCES / ENCLOSURES

POOR

The gate latch on the upper and lower left hand pool gates are damaged.

3 BASKET BALL COURT

Basket Ball Court

POOR

The synthetic surface on the basket ball court is beginning to deteriorated/peel in several locations.

4 TENNIS COURTS

Tennis Courts

POOR

The GFCI outlets supplying utility power to the courts have all been damaged.

5 ROOF DRAINAGE SYSTEM

POOR

The right hand end of the gutter on the left side of the building is leaking.

6 EXTERIOR SURFACE

Exterior Lighting and Signage

POOR

Several of the light standards are showing evidence of damage and/or repairs.

7 FENESTRATION SYSTEMS

POOR

The sliding tracked window to the left in the activity room, to the right in the office/utility room and to the right in the kitchen all have damaged hardware and therefore do not function correctly.

8 PLUMBING

Supply

POOR

Some corrosion and evidence of minor leaking noted at the water supply.

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9 WATER HEATER

POOR

Water heater is at its intended design life. There is evidence of corrosion at the base of the unit. There is evidence of blow off from the Temperature/Pressure Relief valve.

10 LAUNDRY FACILITIES

Utility Hookups

POOR

Rubber supply lines to washing machines are showing evidence of deterioration.

Note: Dryer vent should be routinely cleaned to reduce the risk of fire.

11 HVAC 3

Operation

POOR

Condensate pump on unit is damaged.

12 WOMENS LOCKER ROOM

Water Closet and Fixtures

POOR

Several shower fixtures are showing evidence of corrosion. Far left stall toilet is loose at the base.

13 MENS LOCKER ROOM

Wall(s)

POOR

Water Closet and Fixtures

POOR

Vanity mirror above sinks is cracked. Right hand urinal flush valve is leaking. Handicapped shower shower head is damaged.

14 OFFICE/KITCHENETTE

Sink

POOR

Sink drain is leaking due to uncapped dishwasher drain connection.

15 EXERCISE ROOM/PLAYROOM

Interior Doors/Hardware

POOR

Weights closet door does not latch. Utility closet door is damaged and does not close.

P (POOR)

Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.

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