

Home Inspection Report



123 Main Street, Anytown, NY 12205

Inspection Date:

Friday, January 17, 2025

Prepared For:

Kevin and Victoria Clarkson

Prepared By:

Chris the Home Inspector LLC

10 Brookwood Drive

Saratoga Springs, NY 12866

518-928-4172

chrisiula@hotmail.com

Report Number:

01172512

Inspector:

christopher iula

License/Certification #:

16000066742

Inspector Signature:



Report Overview

Scope of Inspection

The home inspection performed is a limited visual inspection only. The purpose of these reviews are to identify systems and components in need of improvements. All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The evaluation will be based on observations that are primarily visual and non-invasive. It is the goal of the inspection to put a home buyer (purchaser/client) in a better position to make decisions. The inspection and report are not intended to be technically exhaustive. This written report is a summary of observations and unbiased opinions and is based on the experience of the inspector. This Inspection Report outlines and defines the areas of the home that were inspected, as well as indicating any items that were not inspected and general statements of what is commonly included and excluded during an inspection. This written Inspection Report, together with a home inspection agreement and any reports for additional services ordered, represent the condition of the home when inspected and what was included and/or excluded in the inspection. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided.

Main Entrance Faces

The Street

State of Occupancy

Occupied

In Attendance: Purchasers Agent and Clients

Weather Conditions

Cloudy

Recent Rain

Occasional

Ground Cover

Snow

Approximate Age

66 years

Report Summary

Items Not Operating

- The air conditioning system could not be tested as the outdoor temperature was at or below 65 degrees F.

Major Concerns

- None apparent.

Potential Safety Hazards

- Foundations are completed, form ties are left protruding from inside and outside of the walls. They should be snapped off to prevent injuries. There is a tool made to snap these off. However, without the tool, there are two ways to simulate; a qualified tradesman could use an open end wrench that fits the tie at the break point snugly and use it to twist. Or, he or she could use a pair of vice grip pliers to lock on and twist the ties off.
- Improve: The doors between the basement, house and garage should be, fire rated, weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
- Repair: Proper fire separation between the garage and house proper is recommended.
- Repair: As there is a danger of falling, a graspable hand railing, should be provided for all stairs and steps.
- A railing for the basement stairway is loose.

Improvement Items

- Repair: The exterior brickwork should be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration.
- Siding to soil contact should be avoided to help prevent moisture and or insect activity.
- The openings in the siding should be sealed and secured as needed to avoid moisture, insect and or wind damage.
- Localized rot was observed in the wood trim. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the trim and control of water from roof or surface runoff can avoid further damage.
- Repair: The wood trim should be painted to preserve the building.
- Repair: Extension cords (in the garage serving the opener) should not be used as permanent wiring. This wiring should be replaced as needed.
- Repair: Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes. All junction boxes should be fitted with cover plates, in order to protect the wire connections.
- Repairs: The grounding of the electrical service is ineffective. The grounding of the electrical service should be grounded to water supply, gas piping and also ideally securely connected to two driven ground rods located not closer than six feet apart.
- The installation of smoke detectors protecting, but not limited to, both sides of bedroom doors and approximate/frequent locations for smoke and also CO detectors in common areas is recommended in this home.
- The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur. As it is virtually impossible to balance the use of moisture in a furnace, use the humidifier only when needed and ideally not for long periods of time. Moisture in the duct work can risk the presence of insects and rusting of the ducts.
- Damaged and or missing insulation on refrigerant lines should be repaired. These lines should be insulated from the evaporator case all the way to the compressor unit to prevent condensation moisture damage and possibly a loss of temperature in the lines.
- Repair: The outdoor unit of the air conditioning system is out of level. This should be improved.
- Repair: The exhaust vent pipes from the bathrooms should be vented to the building exterior, ideally via roof (can) vents, installed directly above the fans.
- The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be

Report Summary

Improvement Items

provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic. The soffit vents and ridge vent are congested. A wider and improved ridge vent should be installed working with generously opened soffit vents is recommended.

Items To Maintain

Upon taking possession of a new home, but not limited to, there are some maintenance and safety issues that should be addressed immediately:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector inside and outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year on an annual date that is easy to remember.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Carbon monoxide is colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood burning stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. It would be wise to consider the installation of carbon monoxide detectors within the home.
- Examine driveways, walkways, porches, decks and stairs for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired. Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage.
- In addition to protecting both sides of bedroom doors, additional smoke and CO detectors are recommended (inside and outside sleeping areas within the home).
- Install new exterior lock sets upon taking possession of the home.

General Summary

General Summary - this summary may include items which "do not function as intended" or adversely affects the habitability of the dwelling and or appears to warrant further investigation by a specialist. This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your New York State real estate agent and or an attorney. The summary may only contain items, which in the inspector's opinion meet building practice type requirements. At your request, a visual inspection of the above referenced property was conducted. An earnest effort has been performed on your behalf to discover visible defects. However, client also agrees that any claim of any type of suggested failure in the accuracy of a report shall be reported to the Inspector/Inspection Company as soon as possible and no later than within one year of the inspection report date, five (5) business days of discovery and that failure to notify the inspector within those time periods shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have a generous amount of business days to respond to any claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Home Inspection fee only. In other words, in the event of an oversight, maximum liability must be limited to the home inspection fee paid. This is an opinion type report, reflecting visual conditions of a home or building at the time of the inspection only. Hidden or concealed defects or conditions cannot be included in a report. **SCOPE AND TERMS OF INSPECTION:** This confidential report is furnished for the use of the client only. It is not intended to be relied upon for any purpose by any other party not named on the report and or Inspection Agreement description of a client. This inspection was performed in accordance with and under the terms of a Home Inspection Agreement. The agreement is available upon before the preparation of this report and a copy of the agreement is available upon request. Chris the Home Inspector conducts all inspections according to the American Society of Home Inspectors (ASHI) Standards of Practice and Code of

Report Summary

General Summary

Ethics. LIMITATIONS: Limitations exist in any and all home inspections. An inspector cannot see behind walls or behind hidden areas in the home. Stored items of the home are not moved to view areas underneath or behind such belongings. Additionally, the inspection is not a test for hazardous materials, such as asbestos, lead paint, mold, or other environmental hazards. If the inspector observes materials which inspector believes may contain hazardous materials, the Inspector will recommend further testing and evaluation. Any comments, notes or recommendations made by the inspector are informational only and Client(s) understand that only proper hazardous testing can determine whether any actual hazardous materials are present. An inspector is also not qualified to detect the presence of Chinese Drywall. Nothing herein shall be construed so as to require the inspector to observe or to warn Client as to potential hazardous materials. Any investigation concerning the existence or possible existence of potentially hazardous materials in any form is beyond the scope of the inspection services offered by Chris the Home Inspector. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Chris the Home Inspector LLC is not responsible for the items which in the opinion of any interested part were either included in the summary, but should not be omitted; and or should have been included in the summary, but were omitted. Please call our office at 518-928-4172 with any concerns after review. Chris the Home Inspector LLC advises to have appropriate qualified contractors make further evaluations and or repairs by following industry and or manufacturer specifications as well as applicable local and or state and or federal requirements. Most references in this report have been described as facing front of property. This entire report is completed in color and is intended to be used and interpreted in color under all circumstances. Any questionable issues should be discussed with Chris the Home Inspector LLC before closing.

Receipt/Invoice

Chris the Home Inspector LLC
10 Brookwood Drive
Saratoga Springs, NY 12866
518-928-4172

Date: Fri. Jan. 17, 2025 12:00

Inspected By: christopher iula

Property Address

123 Main Street
Anytown, NY 12205

Inspection Number: 01172512

Payment Method: Check

Client: Kevin and Victoria Clarkson

Inspection	Fee
Home Inspection	\$595.00
Radon Test	\$190.00

Total	\$785.00
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Structure

Description

Foundation	<ul style="list-style-type: none"> •Poured Concrete •Basement Configuration •50% Of Foundation Was Not Visible
Columns	<ul style="list-style-type: none"> •Steel
Floor	<ul style="list-style-type: none"> •Steel Beam •Wood Joist •Solid and Angled Floor Planks
Wall	<ul style="list-style-type: none"> •Not Visible
Ceiling	<ul style="list-style-type: none"> •Joist
Roof	<ul style="list-style-type: none"> •Rafters •Trusses •Waferboard Sheathing •Cross-Gabled Roof

Observations

Foundations •Foundations are completed, form ties are left protruding from inside and outside of the walls. They should be snapped off to prevent injuries. There is a tool made to snap these off. However, without the tool, there are two ways to simulate; a qualified tradesman could use an open end wrench that fits the tie at the break point snugly and use it to twist. Or, he or she could use a pair of vice grip pliers to lock on and twist the ties off.



Wood boring insects •Monitor and maintain this property and if insect activity is present, a licensed pest control specialist should be engaged to treat the property. An annual generous application of a cedar oil treatment is a safe alternative and can aid in preventing spiders and ant activity.

Discretionary improvements •Maintain a rodent prevention by using prevention deterrents such as peppermint oil on the interior of the home, particularly in the attic spaces, garage and basement. It is recommended to consult with a qualified pest specialist and or ideally setting up traps only on the exterior the home.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the homes foundation were concealed from view.

Comments

Positive attributes •The original construction era of the home was high quality. The materials and workmanship, where visible, were above average.

Roofing

Description

Roof covering •Asphalt Shingle

Roof flashings•Metal

Chimneys •Metal below siding

Roof drainage system •Downspouts discharge above grade

Method of inspection •Walked on roof

Observations

Sloped •Improve: Debris should be removed from the roofing to reduce risk of leaks and early roof wear.



Chimney •Repair: The metal chimney should be cleaned to help assure safe and functional operation.



Gutters & downspouts •The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage.
•Repair: The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



Discretionary improvements •Gutter protectors often prevent fast moving rain from roof run off management. This component is not recommended.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Many methods of installation have been used and some are more proven not to be as good as others. It takes a skilled craftsman to install a roof properly and without being present during installation in can be difficult to determine if all safeguards were taken and they were installed in such a way that eventually problems could not exist. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future on a one-time visit to a home.
- Debris on the roof restricted the inspection.

Exterior

Description

- Wall covering** •Vinyl Siding
•Stone (facade)
- Eaves / soffits / fascias** •Vinyl Soffits
•Metal Fascias
- Doors** •Solid
•Sliding Glass
- Window/door frames and trim** •Wood and Vinyl-Covered Windows
•Metal-Covered Trim
- Entry driveways** •Concrete
- Entry walkways and patios** •Concrete Front Walkway
•Rear Patio: Pavers
- Porch / deck / steps / railings** •Concrete Front Porch
•Wood Rear Deck
- Overhead garage door(s)** •2 Steel
•1 Automatic Opener Installed
•Automatic Opener Manufacturer: Lift Master



- Surface drainage** •Level Grade
•Graded Away From House
•Graded Towards House

Observations

- Ext. walls**
- Repair: The exterior brickwork should be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration.
 - Siding to soil contact should be avoided to help prevent moisture and or insect activity.
 - The openings in the siding should be sealed and secured as needed to avoid moisture, insect and or wind damage.
 - Localized rot was observed in the wood trim. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the trim and control of water from roof or surface runoff can avoid further damage.
 - Repair: The wood trim should be painted to preserve the building.



Garage

- Improve: The doors between the basement, house and garage should be, fire rated, weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
- Repair: Proper fire separation between the garage and house proper is recommended.
- The left side overhead garage doors is dented. This condition does not prevent the door from operating.

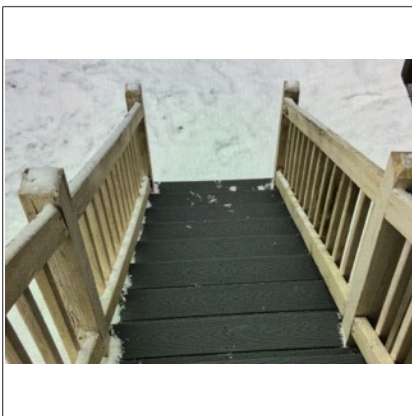


Lot drainage

- The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Porch/Deck

- Repair: As there is a danger of falling, a graspable hand railing, should be provided for all stairs and steps.
- Soil contact should be avoided on the stairs of the deck.



Driveway

- The driveway shows evidence of cracking and heaving. Re-surfacing of the driveway would be a logical improvement.



- Landscaping**
- Repair: The proximity of the tree(s) could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the tree(s).
 - Vegetation and tree branches growing on or near exterior walls should be kept trimmed away from siding, window trims and the eaves to reduce risk of insect and moisture damage.
- Discretionary improvements**
- It would be wise to install a smoke detector in the garage.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Landscape components restricted a view of some exterior areas of the house.
- There was an absence of historical evidence due to the installation of new siding.
- No Access Below Porch. Limited Access Below Deck.
- Storage and a partially finished garage interior restricted the inspection. The garage doors were tested during the inspection of this home. The safety eyes were also tested on the left door. The auto reverse function should be investigated and tested regularly to ensure safety. The garage door is the largest moving object in the home. It could cause severe injury if it malfunctions and should be checked frequently. As a part of our inspection process, we may test the auto-reverse sensors for the garage door opener. We do not test the down pressure setting on the door to determine if the door will reverse when met with resistance, as this can cause damage to the door if the down pressure setting is not properly set. However, this is a safety feature that should also be checked periodically. It is recommended that you test the down pressure setting on the garage door, following the door opener manufacturer's specific testing procedure.

Electrical

Description

Size of service •200 Amp 120/240v Main Service Panel Rating

Service drop •Overhead

Service equip / main disconnect •Main Service Panel Rating 200 Amps
•Breakers
•Located: Basement

Service grounding •Ground Connection Not Visible

Wiring method •Non-Metallic Cable "Romex"
•Armored Cable "MC"
•Fabric-Covered

Switches / receptacles •Grounded

Ground fault circuit interrupter •None Found in Kitchen
•Present in the Bathroom(s)

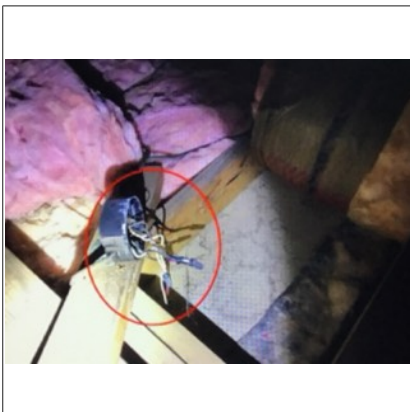
Observations

Service / entrance •Repairs: The grounding of the electrical service is ineffective. The grounding of the electrical service should be grounded to water supply, gas piping and also ideally securely connected to two driven ground rods located not closer than six feet apart.

Main panel



Distribution wires •Repair: Extension cords (in the garage serving the opener) should not be used as permanent wiring. This wiring should be replaced as needed.
•Repair: Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes. All junction boxes should be fitted with cover plates, in order to protect the wire connections.



Outlet •Outlets, such as bath outlets have reversed polarity (i.e. it is wired backwards). These outlets and their

Electrical

Observations cont.

- Outlet cont.** circuits should be investigated and repaired as necessary.
- The installation of a ground fault circuit interrupter (GFCI) is recommended for all kitchen outlets. A GFCI offers increased protection from shock or electrocution.
 - A 3 slot receptacle (outlet) was installed for the clothes dryer. Most modern clothes dryers use both 120 and 240 volts (120 for timers and motors, 240 for heating elements) and either require or are more safely installed with a 4-slot receptacle. With 3-conductor wiring, the ground wire rather than a neutral wire is used to carry the return current back for the 120 volt leg. The clothes dryers metal frame can become energized if the neutral wire becomes loose at the receptacle or panel. While 3-wire clothes dryer circuits were allowed prior to 1996 and are commonly found, they are considered unsafe due to the risk of shock. A qualified electrician could convert this to a 4-wire circuit. This improvement may require installing a new circuit wire from the panel to the clothes dryer location.
 - Outlets are loose. They should be secured as needed.
- Smoke detector units** •The installation of smoke detectors protecting, but not limited to, both sides of bedroom doors and approximate/frequent locations for smoke and also CO detectors in common areas is recommended in this home.
- Discretionary improvements** During the course of any renovating, it is recommended that old wiring be replaced.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected. The presence, placement and or operation of the smoke and or CO detectors is beyond the scope of this inspection.
- Only a representative sampling of outlets and light fixtures were tested. Furniture and or storage restricted access to some of the electrical system. The presence, placement and or operation of the smoke and or CO detectors is beyond the scope of this inspection. A review of door bell systems is outside the scope of this inspection.

Heating

Description

Energy source • Gas

System type • **Forced Air Furnace**
 • **Manufacturer: Goodman**
 • **Model Number: AMH950704CXAF**
 • **Serial Number: 1310147152**
 • **Manufactures Date: 2013**

Vents / flues / chimneys • Plastic

Heat distribution methods • Ductwork

Other components • Humidifier
 • Condensate Pump



Humidistat



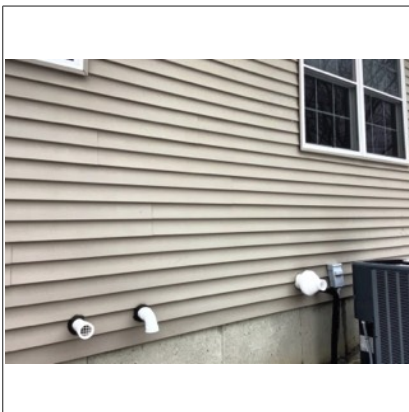
Humidifier

Observations

Furnace

- The heating system requires service. This should be a regular maintenance item, ideally performed in August or September, to assure safe, reliable heat.
- The air filter should be replaced (serviced) on a regular basis.
- The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur. As it is virtually impossible to balance the use of moisture in a furnace, use the humidifier only when needed and ideally not for long periods of time. Moisture in the duct work can risk the presence of insects and rusting of the ducts.

Combustion / exhaust • High efficiency exhaust should ideally not be located within four feet of an openable window. Maintain this condition. Labeling the window(s) near the exhaust is recommended.



Heating

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The discharge location of the condensate pump was not verified. The operation of the humidifier and condensate pump was also not tested at the time of the inspection.
- Although the heating system was operated, there are significant testing limitations during a one time visit to a home. Have this system inspected by a licensed and qualified specialist before the end of your contingency period.

Comments

Positive attributes •The operation of the heating system was observed to successfully raise interior temperatures from 68 to 70.°

Cooling

Description

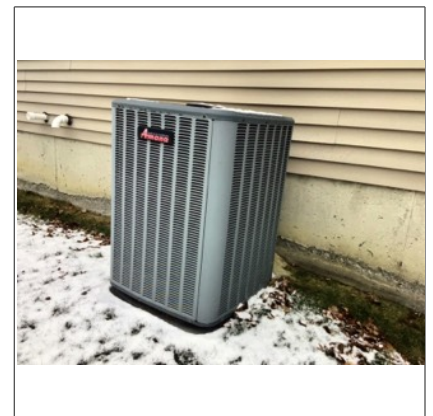
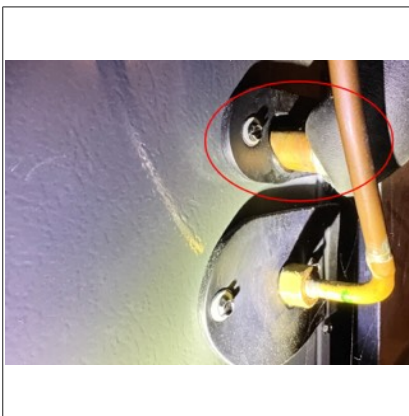
Energy source•Electricity

Central system type •**Air Cooled Central Air Conditioning (AC) Exterior Unit**

- Manufacturer: Goodman**
- Model Number: ASX160361FA**
- Serial Number: 1403174467**
- Manufactures Date: 2014**
- Nominal AC Tonnage: 3.0Tons**
- Indoor Unit Manufacturer: US Alumacoil**
- Model Number: CAPFA036C6AA**
- Serial Number: 1408398793**
- Manufactures Date: 2014**
- Nominal AC Tonnage: 3.0Tons**
- Max Fuse Protection: 30Amp**
(30 amp breaker located in panel)

Observations

- Central air conditioning**
- Damaged and or missing insulation on refrigerant lines should be repaired. These lines should be insulated from the evaporator case all the way to the compressor unit to prevent condensation moisture damage and possibly a loss of temperature in the lines.
 - Repair: The outdoor unit of the air conditioning system is out of level. This should be improved.
- AC Maintenance**
- The air conditioning system requires servicing frequently. This should be a regular maintenance item ideally performed in spring months to ensure efficient and reliable AC.
 - The outdoor unit of the air conditioning system should remain level. This should be improved as needed, when and if needed.
 - The outdoor unit of the air conditioning systems requires cleaning on a frequent basis.
 - It is recommended that just the top of the air conditioning outdoor unit be covered in the months that it is not in use. A top cover can prevent debris from becoming lodged inside the unit. You can use something as simple as a single piece of plywood that is properly secured. It is important not to cover the sides of the AC unit as it may cause trapped moisture that can decay the fins and encourage nesting of rodents, insects or the like. It is important to remember to remove the cover in the spring before use.



Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The air conditioning system could not be tested as the outdoor temperature was at or below 65 degrees F.

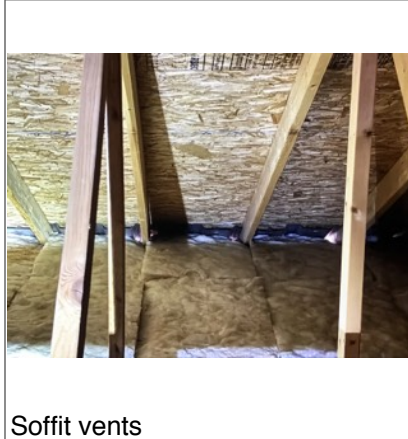
Insulation

Description

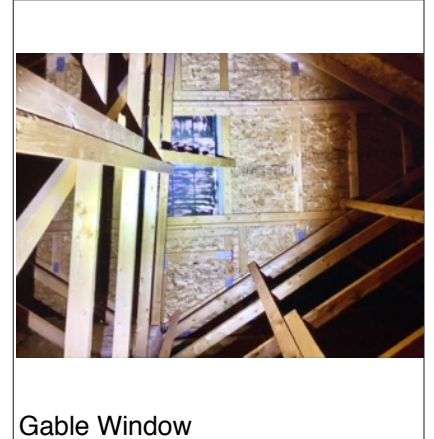
- Attic** •Blanket/Batt Fiberglass in Main Attic
- Basement wall**•Fiberglass in portions of the rim joists in Basement
- Fiberglass on portions of the walls in Basement
- Vapor retarders** •Unknown
- Roof ventilation** •Ridge Vent
•Soffit Vents
•Gable Window (Closed)



Ridge vent



Soffit vents

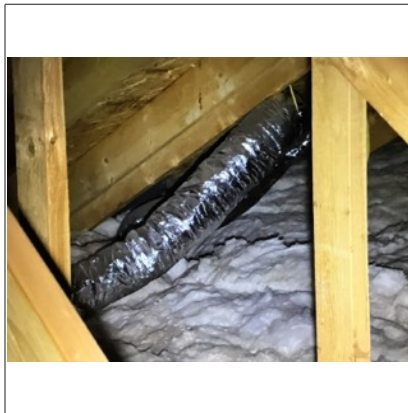
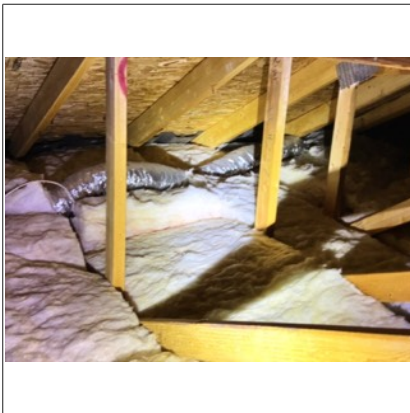


Gable Window

Exhaust fan/vent locations •Bathrooms

Observations

- Attic / roof** •Repair: The exhaust vent pipes from the bathrooms should be vented to the building exterior, ideally via roof (can) vents, installed directly above the fans.
- The level of ventilation should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic. The soffit vents and ridge vent are congested. A wider and improved ridge vent should be installed working with generously opened soffit vents is recommended.



Basement •Insulation improvements in the voids of the rim joists of the basement walls may be desirable, depending on the anticipated term of ownership.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in

Insulation

Limitations cont.

- cont.** scope by (but not restricted to) the following conditions:
- Insulation type levels were spot checked only.
 - The attics were walked through, end to end, from the center of the attics.
 - No access was gained to the wall cavities of the home.

Plumbing

Description

- Water supply source** •Public Water Supply
Service pipe to house •Copper
Main water valve location •Front Wall of Basement



- Interior supply piping** •Copper
 •Plastic

Waste system •Unknown

- Drain / waste / vent piping** •Plastic
 •Steel
 •Copper
 •Cast Iron

- Water heater** •**Tankless Combination Boiler Type Water Heater**
 •**Power Source: Gas**
 •**Manufacturer: Navien**
 •**Model Number: NPE180ANG**
 •**Serial Number: 7410R1261702238**
 •**Location: Basement**
 •**Manufactures Date: 2012**

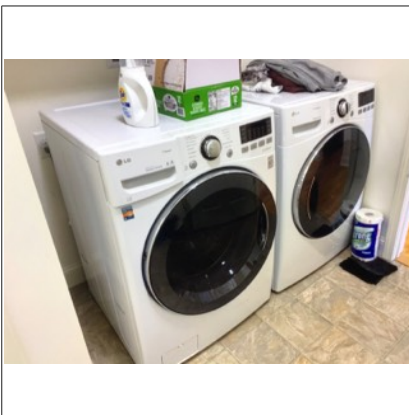


- Fuel storage / distribution** •Natural Gas
Fuel shut-off valves •Exterior
Other components •Sump Pump
 •Sprinkler System Controller Located in Garage



Observations

- Water heater unit** •The existing unit is approaching the middle of its typical life age range. One cannot predict with certainty when replacement will become necessary.
- Gas piping** •Repair: Evidence of corrosion of the gas piping was observed.
- Supply** •A ball valve should be considered for the main shut off valve.
- Fixtures** •Paint and drywall are not waterproof. Over time, this area may experience problems with mold and or decay. The paint and or drywall won't perform well in this wet area. It may take a long time, however it is a possible problem. One solution is to install a higher quality paint. A continuous water protection type material is recommended for the entirety of the shower space, including the ceiling.
- Discretionary improvements** •The use of an overflow pan and the installation of burst free hoses is recommended on the washing machine of this home to protect against overflow or hose failures.
 •The discharge of the dehumidifier into the sump pit should be improved, for a host of reasons. Primarily, it may provide the basement leakage measurements a false level of moisture.
 •It may also be prudent to consider a back up style pump (sump jet) that will still work in the event of a power interruption.



Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- An inspection of the sewage system is outside the scope of this inspection. Have your complete waste plumbing system inspected by a qualified and licensed plumber before the end of your contingency period to ensure that your system does not experience frequent backups and or that is not in need repairs.
- Hose bibs were not tested. We do not inspect for buried oil tanks. The discharge location of the sump pump was not verified.
- An inspection of the lawn sprinkler system is outside the scope of this inspection.

Interior

Description

- Wall/ceiling materials**
- Drywall
 - Paneling
- Floor surfaces**
- Carpet
 - Tile
 - Wood Type
 - Vinyl/Resilient
- Window type(s) / glazing**
- Double/Single Hung
- Doors**
- Wood-Hollow Core

Observations

- Wall / ceiling finishes**
- Minor cracks were noted.
- Floors**
- Repair: The installation of the trim is incomplete.
- Windows**
- It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- Door**
- The screen for the sliding glass door is missing.
- Stairways**
- A railing for the basement stairway is loose.
- Basement leakage**
- No evidence of moisture penetration was visible in the basement at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- Environmental issues**
- There is a possibility the materials of this home may contain asbestos. This can only be verified by a laboratory analysis which is beyond the cope of this inspection. The Environmental Protection Agency (EPA) reports that asbestos represents a health hazard especially if "friable" (damaged, crumbling or in any state that allows the release of fibers). If any material of a home, such as but not limited to, a ceiling and walls are indeed friable or become friable over time, a specialist should be engaged. Further guidance is available from the EPA. There may be other materials within the home that contain asbestos but are not identified by this report.
 - There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the sold 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. Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint 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. Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is

Interior

Observations cont.

Environmental issues cont. beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. This home should be tested every two years.

- It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpsc/pub/pubs/5010.html> for further guidance.

Discretionary improvements

- In addition to protecting both sides of bedroom doors, additional smoke and CO detectors are recommended (inside and) outside sleeping areas within the home.
- Install new exterior lock sets upon taking possession of the home.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Recent Renovations/Painting. Portions of the foundation walls were concealed from view.
- Furniture, contents and any other storage restricted access to some of the homes walls, floor and components. When inspecting doors and windows, a home inspector may inspect a representative number of doors and windows.
- We do not inspect chimneys. Have the chimney(s) and or fireplace(s) cleaned and inspected prior to use and before the end of you our contract contingency time period. Other components not tested: Appliances/recreational appliances and or wiring associated with appliances. Anytime walls are altered and or removed, it is beyond the scope of our inspection report.

Comments

Condition of finishes •On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

Appliance

Description

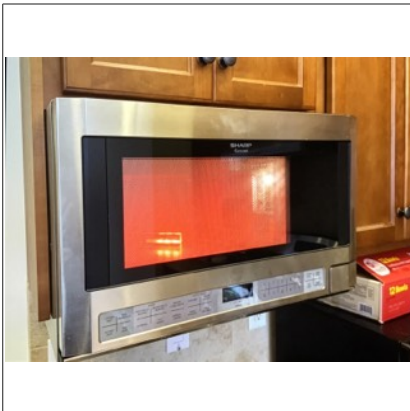
Appliances tested •Gas Range
•Microwave Oven

Observations

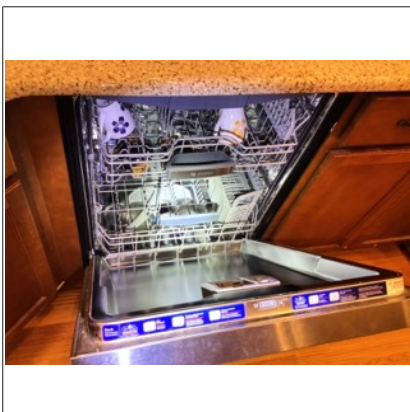
Gas range unit •The proper installation of an anti-tip bracket is recommended to safely secure an oven to the floor to provide extra protection when excess force is applied to an open oven door.



Oven



Dishwasher unit •Repair: The dishwasher should be better secured to the counter top or cabinets.



Refrigerator unit



Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Only the Gas Range and Microwave Oven were operated. No other appliances and or their power sources, water supplies, venting, vents or drainage were operated at the time of the inspection.
- Be sure to run all appliances including, but not limited to, your water heater, heating and cooling system (if operation of the AC is possible), especially during your final walk though.

Fireplace

Description

Fireplace •Fireplace Insert



Observations

Fireplace •Repair: The fireplace chimney should be inspected and cleaned prior to operation.

Limitations

Limitations As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- We do not inspect chimneys. Have your chimney and fireplace cleaned and inspected by a qualified professional, prior to use and or, before the end of your contingency period.

House in Perspective

Description

Description •This appears to be an average quality home. Some of the systems are aging and will require updating over time. As is with all homes, ongoing maintenance is also required. Despite the older systems, the improvements that are recommended in this report are considered typical of this age and location. Please remember that there is no such thing as a perfect home.

Observations

Observations This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Limitations

Weather conditions Dry weather conditions prevailed at the time of the inspection.

Recent weather conditions Occasional rain has been experienced in the days leading up to the inspection.

Limitations Dry weather conditions prevailed at the time of the inspection.