

Home Inspection Report



2037 Evergreen Terrace, West Versesert, NY 10001

Inspection Date:

Monday, October 7, 2024

Prepared For:

Alexandra Mackenzie

Prepared By:

Chris the Home Inspector LLC

10 Brookwood Drive

Saratoga Springs, NY 12866

518-928-4172

chrisiula@hotmail.com

Report Number:

1197248

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

Vacant

In Attendance: Purchasers Agent, Sellers Agent and Client

Weather Conditions

Cloudy

Recent Rain

Occasional

Ground Cover

Dry

Approximate Age

2 years

Report Summary

Items Not Operating

- Built-in dishwasher, not functioning as intended
- Repair: The freezers ice maker of the refrigerator was iced up at the time of the inspection. Defrosting is recommended as needed.
- Inoperable first floor bath fan.

Major Concerns

- None apparent.

Potential Safety Hazards

- Improve: The door between the house and garage should be fitted with an operable automatic closer or the auto close style hinges should be replaced or adjusted. This will reduce the potential of toxic automobile gases entering the house.

Improvement Items

- Repair: Minor repairs to the roofing are needed. Exposed nails should be sealed as needed.
- The openings in the siding should be sealed and secured as needed to avoid moisture, insect and or wind damage.
- Repair: A circuit within the main distribution panel that is doubled up (referred to as a "double tap") should be separated. Each circuit should be served by a separate breaker.
- Wiring: Touching Ducts/Pipes, exposed on exterior and or interior finishes should be relocated or protected by a rigid conduit.
- The installation of a ground fault circuit interrupter (GFCI) is recommended for all kitchen outlets. A GFCI offers increased protection from shock or electrocution.
- 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.
- For improved energy savings, the attic access door should be insulated.
- Repair: The installation of the trim is incomplete.
- Repair: Loose second floor rear door hardware should be improved.

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.
- Liberties have been taken with good framing techniques with regards to a lack of joist hangers under the basement stair framing. You should have repairs made when other structural or carpentry work is being done on the building.
 - Vegetation and or tree branches growing on or near exterior walls should be kept trimmed away from siding, window trims

Report Summary

Items To Maintain

and the eaves to reduce risk of insect and moisture damage.

- 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.
- 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.
- The inoperable first floor bathroom exhaust fan should be repaired or replaced.
- Debris should be removed from the roofing to reduce risk of leaks and early roof wear.

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 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: Mon. Oct. 7, 2024 8:00

Inspected By: christopher iula

Property Address

2037 Evergreen Terrace
West Versesert, NY 10001

Inspection Number: 1197248

Payment Method: Credit Card

Client: Alexandra Mackenzie

Inspection	Fee
Home Inspection	\$495.00
Radon Test	\$190.00

Total	\$685.00
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Structure

Description

Foundation	<ul style="list-style-type: none"> •Masonry Block with Four Inch Solid Top Block •Basement Configuration •40% Of Foundation Was Not Visible
Floor	<ul style="list-style-type: none"> •Wood Joist •Waferboard Floor Sheathing
Wall	<ul style="list-style-type: none"> •Not Visible
Ceiling	<ul style="list-style-type: none"> •Not Visible
Roof	<ul style="list-style-type: none"> •Rafters •Cross-Gabled Roof •Waferboard Sheathing

Observations

Floors •Liberties have been taken with good framing techniques with regards to a lack of joist hangers under the basement stair framing. You should have repairs made when other structural or carpentry work is being done on the building.



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.

Roofing

Description

Roof covering •Asphalt Shingle

Roof flashings•Metal

Flat roof •Not visible

Roof drainage system •Downspouts discharge above grade

Method of inspection •Walked on roof

Observations

Sloped •Repair: Minor repairs to the roofing are needed. Exposed nails should be sealed as needed.
•Debris should be removed from the roofing to reduce risk of leaks and early roof wear.



Gutters & downspouts •Repair: The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage.



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:
•Debris on the roof restricted the inspection.

Exterior

Description

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



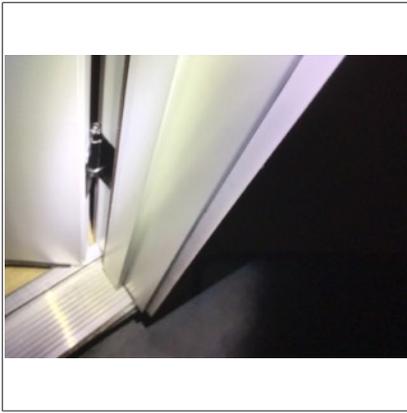
- Surface drainage** •Level Grade
•Graded Away From House

Observations

- Ext. walls** •The openings in the siding should be sealed and secured as needed to avoid moisture, insect and or wind damage.



- Garage** •Improve: The door between the house and garage should be fitted with an operable automatic closer or the auto close style hinges should be replaced or adjusted. This will reduce the potential of toxic automobile gases entering the house.



- Discretionary improvements**
- Cleaning of the siding may be worthwhile.
 - 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.
- The garage door was tested during the inspection of this home.

Electrical

Description

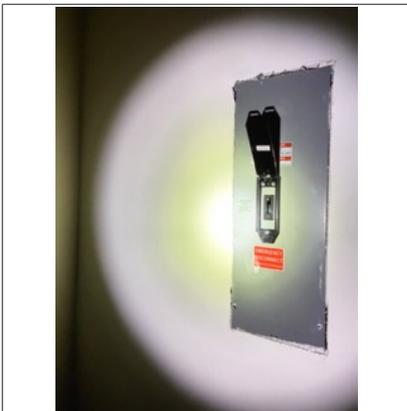
Size of service •150 Amp 120/240v Main Service Panel Rating

Service drop •Underground



Service equip / main disconnect

- Main Service Panel Rating 150 Amps
- Breaker
- Location: Garage



Service grounding

- Copper
- Water Pipe Connection

- Copper
- Ground Rod Connections

Serv. panel / current protect.

- Breakers
- Located: Basement



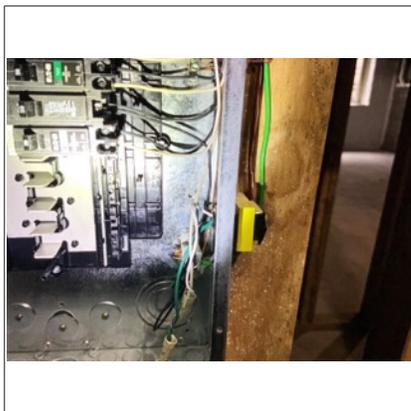
Wiring method •Non-Metallic Cable "Romex"

Switches / receptacles •Grounded

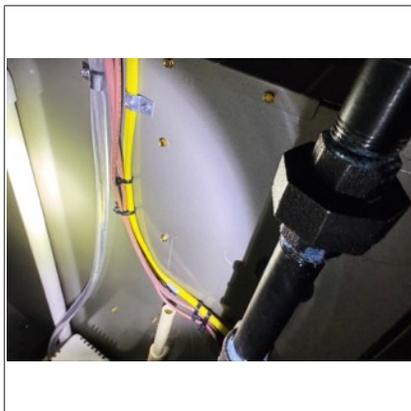
Ground fault circuit interrupter •Present in the Kitchen and Bathroom(s)

Observations

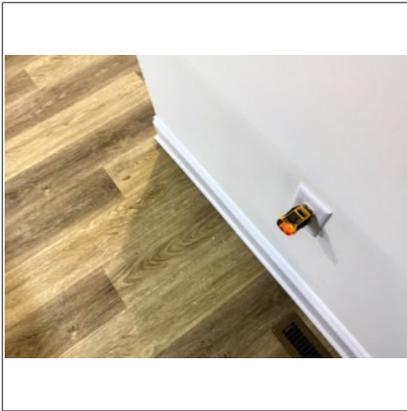
Main distribution panel •Repair: A circuit within the main distribution panel that is doubled up (referred to as a "double tap") should be separated. Each circuit should be served by a separate breaker.



Distribution wires Wiring: Touching Ducts/Pipes, exposed on exterior and or interior finishes should be relocated or protected by a rigid conduit.



Outlet •The installation of a ground fault circuit interrupter (GFCI) is recommended for all kitchen outlets. A GFCI offers increased protection from shock or electrocution.



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.

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:

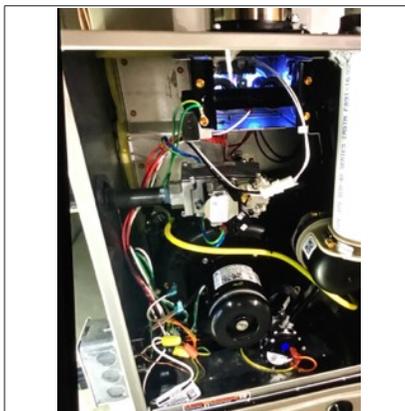
- Electrical components concealed behind finished surfaces could not be inspected. The presence, placement and or operation of the smoke and or CO detectors is beyond the scope of this inspection.
- Only a representative sampling of outlets and light fixtures were tested. Furniture and or storage restricted 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: CAC/BDP**
• **Model Number: PG92ESA30040A**
• **Serial Number: 1422A62816**
• **Manufactures Date: 2024**



Vents / flues / chimneys • Plastic

Heat distribution methods • Ductwork

Other components • Condensate Pump

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.

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:

• Although the heating system was operated, there are significant testing limitations at this time of year and during a one time visit to a home.

Comments

Positive attributes • The operation of the heating system was observed to successfully raise interior temperatures from 68 to 72.°

Cooling

Description

Energy source•Electricity

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

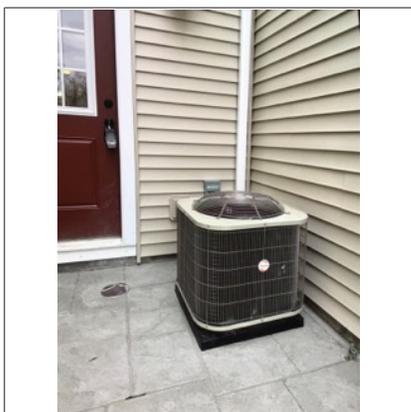
- Manufacturer: CAC/BDP**
- Model Number: PA4SAN424-A**
- Serial Number: 1524X82810**
- Manufactures Date: 2024**
- Nominal AC Tonnage: 2.0Tons**
- Indoor Unit Manufacturer: CAC/BDP**
- Model Number: CVPVA3014XMCEA**
- Serial Number: 0524J48839**
- Manufactures Date: 2024**
- Nominal AC Tonnage: 2.5Tons**
- Max Fuse Protection: 25Amp**
(25 amp breaker located in panel)

Observations

Central air conditioning •The air conditioning system requires servicing.
•The outdoor unit of the air conditioning system requires cleaning.

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:

- Although the cooling system was operated, there are significant testing limitations during a one time visit to a home.

Cooling

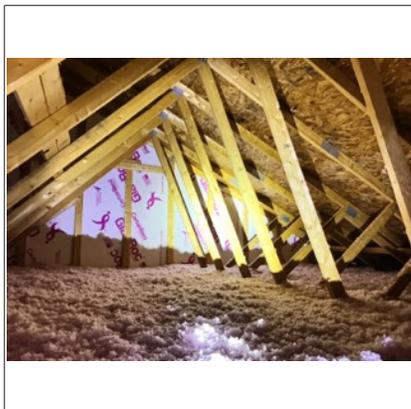
Comments

- Positive attributes**
- The AC system responded properly to operating controls, temperature was successfully reduced from 72 to 70° as discussed.
 - This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary.

Insulation

Description

Attic •Blown-In - Cellulose



Basement wall •Fiberglass on portions of the walls in Basement
•Fiberglass in portions of the rim joists in Basement

Vapor retarders •Unknown
Roof ventilation •Ridge Vent
•Soffit Vents



Ridge vent



Soffit vents

Exhaust fan/vent locations •Bathrooms

Observations

Attic / roof •For improved energy savings, the attic access door should be insulated.



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 scope by (but not restricted to) the following conditions:

- The attic was walked through, end to end, from the center of the attic.

Plumbing

Description

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



Main Water Valve

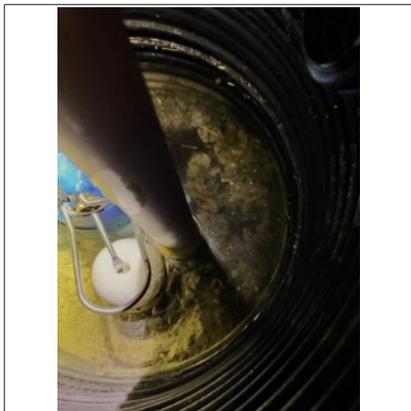
- Interior supply piping** •Plastic
- Waste system** •Unknown
- Drain / waste / vent piping** •Plastic
- Water heater** •**Power Source: Gas**
 - Storage Capacity (in gallons): 50**
 - Manufacturer: AO Smith**
 - Location: Basement**
 - Manufactures Date: 2024**



- Fuel storage / distribution** •Natural Gas
- Fuel shut-off valves** •Exterior
- Other components** •Sump Pump

Observations

- Gas piping** •The flexible gas line is not ideal and black iron pipe should ideally be installed to replace it. Flexible gas lines are not as durable as traditional black iron.
- Sump pumps** •Debris in the sump pit should be removed.



- Discretionary improvements**
- 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.
 - Luminaries should ideally not be located in a splash zone of a shower or tub area.

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:

- Hose bibs were not tested.

Comments

- Positive attributes**
- The building is better protected by the installation of burst free hoses on the washing machine.
 - The building is also protected better with the installation of a overflow pan underneath the clothes washer.
 - The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.



Interior

Description

Wall/ceiling materials •Drywall

Floor surfaces •Vinyl/Resilient

Window type(s) / glazing •Casement
•Double/Single Hung

Doors •Wood-Solid and Hollow Core

Observations

Floors •Repair: The installation of the trim is incomplete.



Door •Repair: Loose second floor rear door hardware should be improved.



Basement leakage •The basement shows evidence of moisture penetration. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home. 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 foundations. 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

Interior

Observations cont.

Basement leakage cont. 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

- 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 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.
- The inoperable first floor bathroom exhaust fan should be repaired or 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:

- Recent Painting.

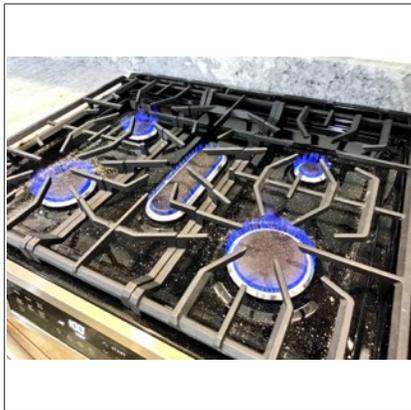
Appliance

Description

- Appliances tested**
- Gas Range
 - Microwave Oven
 - Clothes Washer
 - Clothes Dryer

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 is inoperable, should be approximately installed and secured to the counter top or cabinets.



Refrigerator unit •Repair: The freezers ice maker of the refrigerator was iced up at the time of the inspection. Defrosting is recommended as needed.



Clothes dryer unit •It is strongly encouraged that the flexible dryer vent be changed to an appropriate solid type material.



Clothes washer 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 and heating system, especially during your final walk through.

House in Perspective

Description

Description •This appears to be an average quality home that is lacking finishing. 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 untypical 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.