

# Home Inspection Report



**1 Main Street, Anytown, NY 12866**

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**Inspection Date:**

Monday, May 6, 2019

**Prepared For:**

Richard and Jane Jackson

**Prepared By:**

Chris the Home Inspector LLC

10 Brookwood Drive

Saratoga Springs, NY 12866

518-928-4172

**Report Number:**

0412199

**Inspector:**

Christopher Iula

**License/Certification #:**

16000066742

**Inspector Signature:**

A handwritten signature in black ink, appearing to read 'Chris Iula', written over a horizontal line.

# Report Overview

## Scope of Inspection

Visual Inspection Only. 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. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. 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.

## Main Entrance Faces

The Street

## State of Occupancy

Vacant

## Weather Conditions

Cloudy

## Recent Rain

No

## Ground Cover

Dry

## Approximate Age

55-60 years

# Report Summary

## Major Concerns

- None apparent

## Potential Safety Hazards

- The door between the garage and the interior of the house should be equipped with an auto-closer device, rated to resist fire as per local codes and should be well sealed to prevent automobile fumes from entering the house as discussed. The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater of this home is missing and one should be installed on each unit that terminates not less than 6 inches or more than 24 inches above the floor as discussed.
- For improved safety, it is recommended that a graspable hand rail be provided for the garage steps.
- The size and/or orientation of the garage step "treads" may make the stairway difficult to negotiate. This condition could be altered for improved safety as discussed.
- There are two openings in the front of the main electrical panel of this home. Any openings in the main panel should be covered as discussed.
- Improper electrical connections such as the one found in the basement of this home should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- All junction boxes, such as the open one located in the basement of this home, should be fitted with cover plates, in order to protect the wire connections.

## Improvement Items

- The roof of this home is likely to be subjected to heavy loads from snow whose weight could cause damage. Maintaining the snow loads in the winter months is recommended.
- Evidence of bee activity was observed around this home and there is a risk of hidden activity. If the property has not already been treated, a licensed pest control specialist should be engaged to treat the property.
- As a preventative measure, it may be wise to direct all downspouts so they discharge at least 5 feet from this house. Storm water should be encouraged to flow away from the building at the point of discharge. Damaged downspouts should also be replaced.
- The openings in the siding, such as the opening where the main service wire passes through the left exterior wall of this home, should be sealed and re-secured to avoid moisture and wind-damage.
- The wood trim around this home should be painted to preserve the building. Siding to soil contact should be avoided to reduce insect and rot-damage risk.
- Wood to soil contact should be avoided on the steps of the deck to reduce insect and rot-damage risk.
- Localized rot was observed in the wood trim of this home. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the wood trim and control of water from roof or surface runoff can avoid further damage. Vegetation should be trimmed away from the house to avoid damage to the building.
- Damaged windows, such as the broken window located on the right wall of the garage, should be repaired or replaced as necessary. Watch for unsafe loose glass.
- Cleaning of the siding may be worthwhile.
- It would be wise to install a smoke detector in the garage.
- There is one doubled up circuit labeled in the main electrical distribution panel as serving the basement and exterior of this home. Circuits within the main panel that are doubled up (referred to as "double taps") should be separated as discussed. Each circuit should be ideally served by a separate breaker.
- The installation of a ground fault circuit interrupter (GFCI) outlet is recommended to the far right of the kitchen sink. A GFCI offers increased protection.
- The installation of smoke detectors inside bedrooms and smoke detectors and CO detectors in common areas is recommended in this home.
- The heating system requires service. This should be a regular maintenance item, ideally performed every two years, to assure safe, reliable heat.
- 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.
- The air conditioning system requires servicing. This should be a regular maintenance item performed every two years to ensure efficient and reliable AC.
- The outdoor unit of the air conditioning system is out of level. This should be improved.
- The outdoor unit of the air conditioning system is dirty and requires cleaning.

# Report Summary

## Improvement Items

- 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 with a heavy object such as a brick or a rock to keep the cover secured. It is important not to cover the sides of the AC unit as it causes trapped moisture that can decay the fins and encourage nesting of rodents and or insects. It is important to remember to remove the cover in the spring before use.
- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.
- Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent condensation moisture damage (water pooling around the foundation).
- For improved energy savings, the attic access door should be insulated.
- Exhaust vent pipes from the bathrooms are discharging moisture in the soffit vents of this home should be vented to the building exterior via roof (can) vents located directly above the baths as discussed.
- The bath tub waste piping is leaking as observed in the basement of this home.
- The main bath shower diverter valve allows some water to flow out of the bathtub spout. Repair or updating the diverter valve over time should be anticipated.
- The master bathroom toilet is loose, secure to the floor as needed.
- The bathtub is lacking a drain stopper in the main bath.
- A sump pump could be considered in this home as it is critical in preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. It may be prudent to consider a back up style system that will still work in the event of a power interruption.
- It is recommended to use a washer overflow pan and drain to protect your floor from condensation and provide protection from washing machine overflow or hose failure.
- Use "burst free" style hoses instead of rubber hoses on the washer.
- The glass of the sliding glass door in the dining room of this home has lost its seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value. This condition can be repaired as discussed.
- Loose or damaged cabinet door hinges, especially the cabinet doors under the kitchen sink, in the kitchen should ideally be repaired.
- In addition to protecting bedrooms, additional smoke detectors are recommended inside and outside sleeping areas within the home.
- Install new exterior lock sets upon taking possession of the home.
- It is recommended that you install smoke alarms that can detect both types of fires in your home; ionized could quickly detect the small amounts of smoke from a fast flaming fire and photoelectric smoke detectors typically respond to smoky smoldering fires.
- Only the electric range, built in microwave oven and dishwasher were tested. No other appliances were operated at the time of the inspection.
- On your final walk through, be sure to run all appliances including, but not limited to, your water heater, heating and cooling systems.
- The fireplace firebox mortar 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.

# Report Summary

## Items To Maintain

- 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.
- Debris should be removed from the roofing to reduce risk of leaks and early roof wear.
- Sliding glass doors are often vulnerable to splash back from the deck, patio or steps immediately outside of them. Localized rot may be present under these types of doors. Proper maintenance of the siding and control of water from roof or surface runoff can avoid damage.
- Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.
- The proximity of the front yard tree could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You could consider removal of the tree as discussed.
- Water heaters have a typical life expectancy of 7 to 12 years. One cannot predict with certainty when replacement will become necessary.
- The water pressure of the supply plumbing in the shower of this home seemed to fluctuate and should be monitored as discussed.
- For the most part, the waste piping is old and the workmanship in this home has been marginal (amateur like). It may be prone to unexpected problems. Monitor these conditions, improvement is recommended on an as needed basis.
- The installation of interior finishes is amateur quality and evidence of substandard workmanship was observed as discussed.
- Apparent water staining was noted in two of the closets of this home, as discussed. The areas were dry at the time of the inspection, but due to the lack of recent rain, we are unable to determine if the stains are still active. Recommend consulting with the current owners for additional information prior to closing. If the leaks are still active, we recommend repair/replace as needed to remedy the leaks.
- Minor (expected) cracks were noted on the interior finishes of this home. Evidence of typical wall penetrations was detected. Some minor and expected wall patching will be needed in this home.
- It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- 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 5 feet from the foundation. 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. For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.
- It would be wise to install 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/cpscpub/pubs/5010.html> for further guidance.
- Based on the age of this home, there is a possibility the materials may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If any sections of the ceiling are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection 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

# Report Summary

## Items To Maintain

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 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 ideally be tested every two years.

## General Summery

General Summery - this summery includes 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. It is recommended that the client read the complete report. The summary may only items, which in the inspector's opinion meet the state's requirements. 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

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

Date: Mon. May. 6, 2019 7:45

Inspected By: Christopher Iula

**Property Address**

**1 Main Street**

**Anytown, NY 12866**

Inspection Number: 0412199

Payment Method: Check

Client: Richard and Jane Jackson

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$395.00

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<b>Total</b>	<b>\$395.00</b>
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# Structure

Description	
Foundation	<ul style="list-style-type: none"><li>•Masonry Block</li><li>•Crawl Space Configuration</li><li>•40% Of Foundation Was Not Visible</li></ul>
Columns	<ul style="list-style-type: none"><li>•Steel</li></ul>
Floor	<ul style="list-style-type: none"><li>•Wood Joist</li><li>•Angled Solid Floor Planks</li></ul>
Wall	<ul style="list-style-type: none"><li>•Not Visible</li></ul>
Ceiling	<ul style="list-style-type: none"><li>•Joist</li></ul>
Roof	<ul style="list-style-type: none"><li>•Rafters</li><li>•Solid Plank Sheathing</li></ul>

Observations	
Foundations	<ul style="list-style-type: none"><li>•Cracks were observed on the foundation of this home. These cracks should be maintained for leakage.</li></ul>
Roof	<ul style="list-style-type: none"><li>•The ridge and rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads from additional layers of roofing material whose weight could cause further damage. Additional support can often be added easily.</li></ul>



Wood boring insects	<ul style="list-style-type: none"><li>•Evidence of bee activity was observed on the exterior of this home. If the property has not already been treated, a licensed pest control specialist should be engaged to treat the property.</li></ul>
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Limitations	
<p>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:</p> <ul style="list-style-type: none"><li>•Portions of the homes foundation were concealed from view.</li></ul>	

Comments	
Positive attributes	<ul style="list-style-type: none"><li>•The original construction era of the home is high quality. The materials and workmanship, where visible, were above average as discussed.</li></ul>

# Roofing

## Description

**Roof covering** •Asphalt Shingle

**Roof flashings**•Metal

**Chimneys** •Masonry

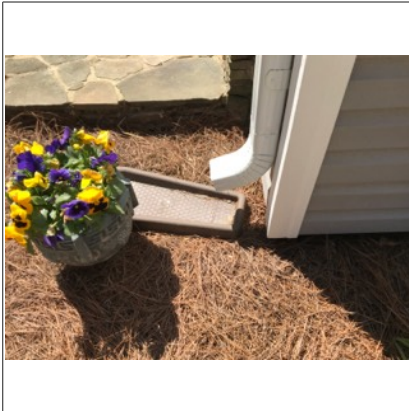
**Roof drainage system** •Downspouts discharge above grade

**Method of inspection** •Walked on roof

## Observations

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

**Gutters & downspouts** •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.



## 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 it 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.

# Exterior

**Description**

- Wall covering** •Vinyl Siding  
•Stone Facade (veneer)
- Eaves / soffits / fascias** •Vinyl Sofftis  
•Metal Fascias
- Doors** •Metal Front Door  
•Solid Wood Rear Garage (Man) Door  
•Sliding Glass Rear Patio Door
- Window/door frames and trim** •Wood and Vinyl Covered Windows
- Entry driveways** •Concrete
- Entry walkways and patios** •Stone
- Porch / deck / steps / railings** •Concrete Front Porch  
•Wood Rear Deck with Wood Railings
- Overhead garage door(s)** •Steel  
•Automatic Opener Installed
- Surface drainage** •Level Grade  
•Graded Away From House  
•Graded Towards House

**Observations**

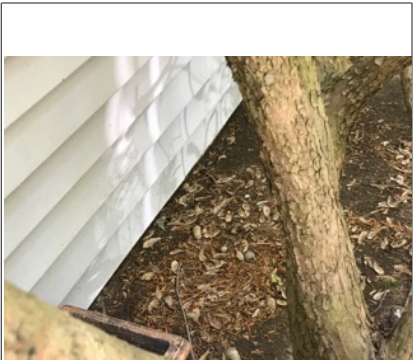
- Ext. walls**
- The openings in the siding, such as the opening where the main service wire passes through the left exterior wall of this home, should be sealed and re-secured to avoid moisture and wind-damage.
  - The wood trim around this home should be painted to preserve the building. Siding to soil contact should be avoided to reduce insect and rot-damage risk.
  - Wood to soil contact should be avoided on the steps of the deck to reduce insect and rot-damage risk.
  - Localized rot was observed in the wood trim of this home. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the wood trim and control of water from roof or surface runoff can avoid further damage. Vegetation should be trimmed away from the house to avoid damage to the building.
  - Siding to soil contact should be avoided to prevent moisture and or insect activity.



An opening above the veneer stone should be sealed as necessary.



Localized rot on wood trim.



Siding to soil contact.

- Windows** •Damaged windows, such as the broken window located on the right wall of the garage, should be repaired or replaced as necessary. Watch for unsafe loose glass
- Garage** •The door between the house and garage should be weather-stripped, fitted with an automatic closer and rated to resist local fire codes. This will reduce the potential of toxic automobile gases entering the house.  
•Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.
- Deck** •Wood to soil contact should be avoided on the steps of the deck to reduce insect and rot-damage risk.

**Driveway**

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

**Landscaping**

- Vegetation growing on or near exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.
- The proximity of the tree 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.

**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.

# Electrical

## Description

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

**Service drop** •Overhead

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

**Service grounding** •Copper to Both Sides of the Main Water Pipe Connection  
•Copper to Two Exterior Ground Rod Connections

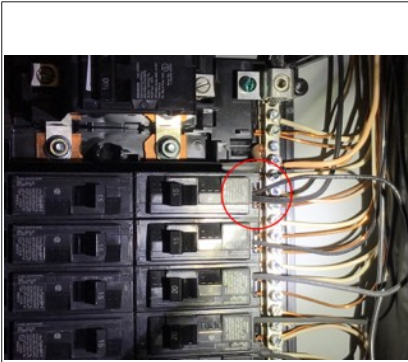
**Wiring method** •Armored Cable "BX"  
•Non-Metallic Cable "Romex"

**Switches / receptacles** •Grounded

**Ground fault circuit interrupter** •Present in the Kitchen and Bathrooms

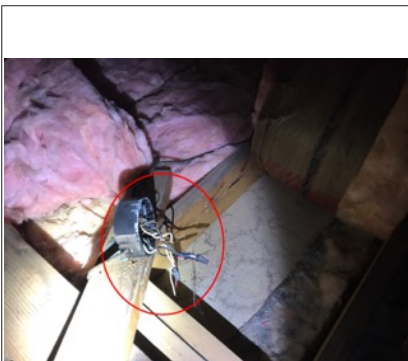
## Observations

**Main panel** •There is one doubled up circuit labeled in the main electrical distribution panel as serving the basement and exterior of this home. Circuits within the main panel that are doubled up (referred to as "double taps") should be separated as discussed. Each circuit should be ideally served by a separate breaker.



Double tapped breaker.

**Distribution wires** •Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.  
•All junction boxes should be fitted with cover plates, in order to protect the wire connections.



**Outlet** •The installation of a ground fault circuit interrupter (GFCI) outlet is recommended to the far right of the kitchen sink. A GFCI offers increased protection.

**Smoke detector units** •The installation of smoke detectors protecting bedrooms and the presence of smoke detectors and CO detectors in common areas is recommended in this home.

# Electrical

## 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.
- 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.

## Comments

**Positive attributes** •All 3-prong outlets that were tested were appropriately grounded.

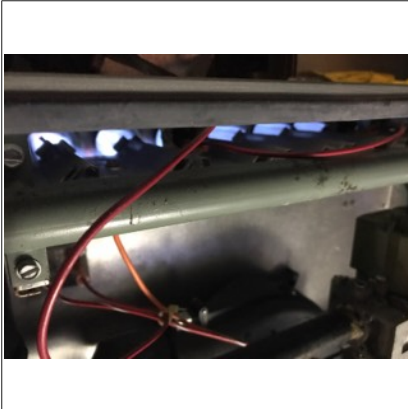
**Gfci** •The main bath is protected by a GFCI reset in the master bathroom of this home.

# Heating

## Description

**Energy source** • Gas

**System type** • **Forced Air Furnace**  
 • **Manufacturer: Bryant**  
 • **Model Number: 350MAV0360ADKA**  
 • **Serial Number: 4799A01525**  
 • **Manufactures Date: 1999**



**Heat distribution methods** • Ductwork

**Other components** • Humidifier  
 • Condensate Pump

## Observations

**Furnace**

- Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
- 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.

## 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. Have this system inspected by a qualified tradesman before the end of your contingency period.

# Cooling

## Description

**Energy source:** Electricity

**Central system type:** •Air Cooled Central Air Conditioning Exterior Unit

•Manufacturer: Bryant

•Model Number: 126BNA036-A / Serial Number: 2413E18417

•Manufactures Date: 2013

•Nominal AC Tonnage: 3.0 Tons / Required System Airflow: 1200 CFM

•Indoor Coil Manufacturer: CAC/BDP

•Model Number: CNPVP3617ALAAAAA / Serial Number: 1313X37435

•Manufactures Date: 2013

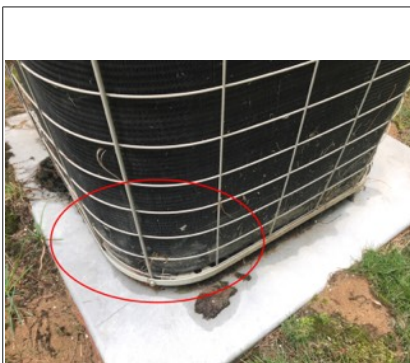
•Nominal AC Tonnage: 3.0 Tons / Required System Airflow: 1200 CFM

•Max Fuse: 30 Amp / 30 Amp Breaker in Panel

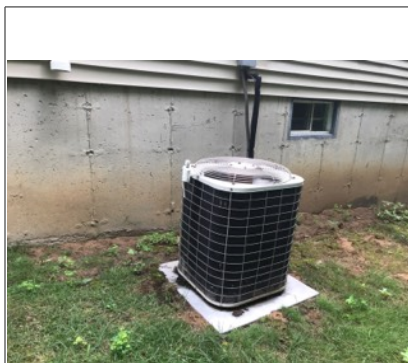
## Observations

**Central air conditioning**

- The air conditioning system requires servicing. This should be a regular maintenance item performed every two years to ensure efficient and reliable AC.
- The outdoor unit of the air conditioning system is out of level. This should be improved.
- The outdoor unit of the air conditioning system is dirty and requires cleaning.
- 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 with a heavy object such as a brick or a rock to keep the cover secured. It is important not to cover the sides of the AC unit as it causes trapped moisture that can decay the fins and encourage nesting of rodents and or insects. It is important to remember to remove the cover in the spring before use.
- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.
- Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent condensation moisture damage (water pooling around the foundation).



Fin damage.



Outdoor AC unit out of Level.



Damage / missing refrigerant line insulation.

## 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.



# Plumbing

## Description

**Water supply source** •Public Water Supply

**Service pipe to house** •Copper

**Main water valve location** •Front Wall of Basement - Ball Valve



**Interior supply piping** •Copper

•Plastic

**Waste system** •Public Sewer System

**Drain / waste / vent piping** •Plastic

•Copper

•Cast Iron

**Water heater** •**Power Source: Electric**

•**Storage Capacity (in gallons):50**

•**Manufacturer:American**

•**Location:Basement**

•**Serial Number: 1931107067560**

•**Manufactures Date: 2019**

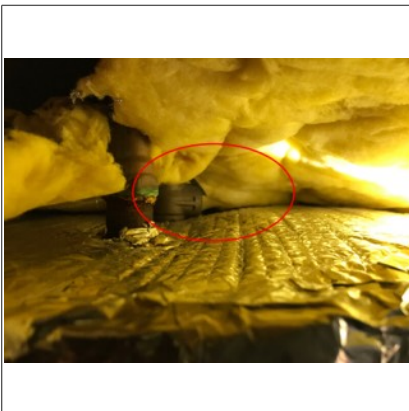
**Fuel storage / distribution** •Liquid Petroleum "LP" Gas Tank Located At Right Rear Exterior Wall of this Home

**Fuel shut-off valves** •LP Gas Main Valve At the Top of The Exterior Tank

**Other components** •Sump Pump

## Observations

**Water heater unit** •The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is missing and one should terminate not less than 6 inches or more than 24 inches above the floor.



# Plumbing

## Observations cont.

- Waste / vent** •The bath tub waste piping is leaking as observed in the basement of this home.  
•For the most part, the waste piping is old. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.
- Fixtures** •The main bath shower diverter valve allows some water to flow out of the bathtub spout. Repair or updating the diverter valve over time should be anticipated.  
•The master bathroom toilet is loose, secure to the floor as needed.  
•The bathtub is lacking a drain stopper in the main bath.
- Discretionary improvements** •A sump pump is critical in preventing basement leakage. It may be prudent to consider a back up style pump (sump jet) that will still work in the event of a power interruption as discussed.  
•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.

## 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 for buried oil tanks. An inspection of the sewage system is outside the scope of this inspection. Have your complete waste plumbing system inspected by a qualified specialist 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.

## Comments

- Positive attributes** •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
  - Paneling
- Floor surfaces**
- Carpet
  - Wood
- Window type(s) / glazing**
- Casement
  - Double/Single Hung
  - Fixed Pane
- Doors**
- Wood-Hollow Core

## Observations

- Wall / ceiling finishes**
- The installation of interior finishes is amateur quality.
  - Apparent water staining was noted. The areas were dry at the time of the inspection, but due to the lack of recent rain we are unable to determine if the stains are still active. Recommend consulting with the current owners for additional information prior to closing. If the leaks are still active, we recommend repair/replace as needed to remedy the leaks.
  - Minor cracks were noted.
- 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 glass of the sliding glass door in the dining room has lost its seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value.
- Kitchen cabinets**
- The installation of the kitchen cabinets is relatively low quality, drywall screws were used to mount the cabinets. Ideally stainless steel hardware appropriate for kitchen cabinet installation should have been used. . Improvement may ultimately be desirable.
  - Loose or damaged cabinet door hinges in the kitchen should be repaired.
- 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 scope 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

# Interior

## Observations cont.

- Environmental issues cont.** 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 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/cpscpub/pubs/5010.html> for further guidance.
- Discretionary improvements**
- In addition to protecting bedrooms, additional smoke detectors are recommended 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, contacts and any other storage restricted access to some of the homes walls, floor and components.
- We do not inspect chimneys. Have the chimney(s) and or fireplace(s) cleaned and inspected prior to use and before the end of your contract contingency time period. Other components not tested: Appliances.
- Anytime walls are removed, it is beyond the scope of our inspection report.

# Appliance

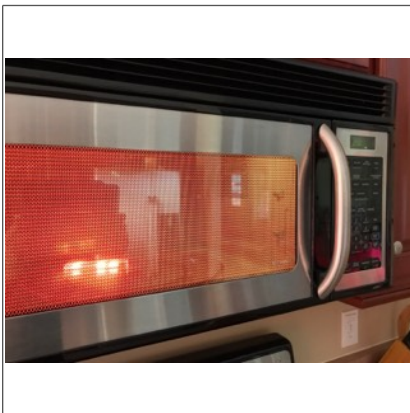
## Description

**Appliances tested**

- Electric Range
- Microwave Oven
- Dishwasher

## Observations

**Electric range unit** •The 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.



## 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 electric range, built in microwave oven and dishwasher were tested. No other appliances were operated at the time of the inspection.
- On your final walk through, be sure to run all appliances including, but not limited to, your water heater, heating and cooling systems.

# Fireplace

## Description

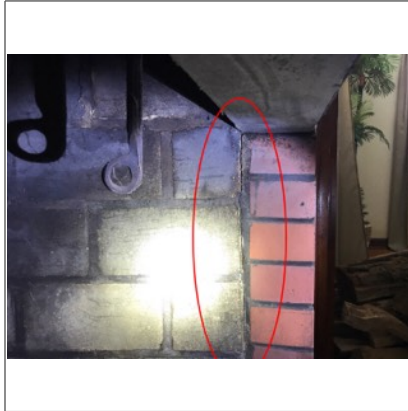
### Fireplace

- Masonry Firebox
- Fireplace Insert

## Observations

### Fireplace

- The fireplace firebox mortar should be improved.



## 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 or 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 is an above average quality home that is lacking maintenance. 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** Weather conditions leading up to the inspection have been relatively dry.