

Asset Home Inspections Inc.

Home Inspection Report



1 Skyblue Path, Great Town, NY 11701

Inspection prepared for: Jason & Jennifer Williams

Date of Inspection: 2/1/2022 Time: 10am

Inspector: Al Jaroszewski

License #16000084896

Deer Park, NY

Phone: (631) 215-7591

Email: AssetHomeInspections1@gmail.com

AssetHomeInspectionsLI.com



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Inspection Details		
Page 4 Item: 6	General Home Condition	<ul style="list-style-type: none"> • Listing agent stated water level during Hurricane Sandy (2012) intruded the home approximately 14" at garage and 6" throughout lower level of home; inspection of potential damage/mold behind walls and beneath floors limited; recommend further evaluation by a qualified contractor/mold specialist with experience and knowledge in flooding damage. • Several water supply lines throughout the lower level did not operate; including bathroom sinks and toilets. Recommend further evaluation by a qualified plumber for serviceability and operation, prior to the Closing. • Several water supply faucets at sinks and tubs produced colored water; recommend further evaluation for testing and safety of potable water throughout the home. See Bathrooms - Sinks and Showers & Tubs report sections for associated pictures.
Grounds		
Page 6 Item: 6	Electrical	<ul style="list-style-type: none"> • Non-energized outlet at side of home; recommend further evaluation by a qualified electrician.
Exterior Areas		
Page 8 Item: 1	Facade	<ul style="list-style-type: none"> • Void at corner of fascia trim at edge of balcony; deteriorated wooden member visible beneath; recommend repair and sealing of any voids to prevent moisture intrusion. Also, see Roof - Gutters and Living room - Walls, Floors, and Ceilings report sections for other related issues.
Page 9 Item: 2	Doors	<ul style="list-style-type: none"> • Significant rust at rear garage door, voids visible at lower portions; recommend replacement. • Moisture between panes at front storm door and front-side door; recommend repair/replacement, as appropriate.
Page 11 Item: 3	Windows	<ul style="list-style-type: none"> • Rotted/deteriorated trim at base of front lower windows; repair warranted. • Moisture between panes at front lower window; repair or replacement warranted.
Page 12 Item: 5	Patios, Porches & Balcony	<ul style="list-style-type: none"> • Some areas of flat roll roofing at upper balcony bubbled/soft; recommend further evaluation by a qualified roofer. • Non-energized outlet at upper exterior balcony; recommend further evaluation by a qualified electrician.
Garage		
Page 14 Item: 1	Garage	<ul style="list-style-type: none"> • Water level during Hurricane Sandy visible at garage wall (approx 14" at garage); inspection of potential damage/mold behind walls limited; recommend further evaluation by a qualified contractor/mold specialist. Also, see Overall Home Condition report section.
Roof		
Page 16 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Being that the roof is near or past it's life expectancy of approximately 25-30 years, budgeting for replacement is recommended.

Attic		
Page 19 Item: 2	Structure	<ul style="list-style-type: none"> • Adjustable column stabilizing roof rafters above garage; does not appear adequate. Recommend further evaluation by a qualified roofer.
Heat, AC, & Hot Water		
Page 23 Item: 1	Boiler	<ul style="list-style-type: none"> • Pressure relief valve not properly installed; no down-line present; recommend further evaluation by a qualified plumber. • Evidence of possible leak/condensation at manifold above boiler; brown staining visible from ceiling down Pex water tubing; recommend further evaluation by a qualified plumber. • Moisture observed beneath lower level boiler pressure relief valve, indicating relief valve is failing or high pressure within the unit; recommend further evaluation by a qualified plumber. • Boiler exhaust vents appeared flat, not properly pitched, and significant length to vertical chimney; recommend to consult qualified plumber to deem exhaust venting is appropriate.
Page 26 Item: 2	Air Conditioning	<ul style="list-style-type: none"> • The life expectancy of condenser/evaporator units is approximately 15 years. The older condenser/evaporator AC system appears approximately 27 years old (based on age of evaporator in attic), past their life expectancy. It is recommended that replacement of the units be budgeted. • Condensate pan and lines beneath AC evaporator in attic appeared in serviceable condition; installation of a pan float shut-off switch recommended.
Page 27 Item: 3	Hot Water	<ul style="list-style-type: none"> • It is noted that the life expectancy of a water heater is approximately 15 years. Being that the units are 15 years well beyond their life expectancy, recommend to budget for replacement. • Lower level water heater was not operating at the time of inspection. Hot water was not measured throughout the lower level. Recommend to confirm serviceability and operation, prior to the Closing.
Page 28 Item: 4	Vents & Ducts	<ul style="list-style-type: none"> • Moisture stains observed at air ducts above lower main living/office room; possibly caused from condensation; recommend further evaluation by a qualified HVAC contractor.
Electrical		
Page 34 Item: 3	Service Panel	<ul style="list-style-type: none"> • Double tapped breaker inside upper level service panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.
Kitchen		
Page 43 Item: 7	Electrical	<ul style="list-style-type: none"> • Grounded non-GFCI outlet at kitchen in series with GFCI outlet; GFCI outlet recommended for safety.
Bathrooms		
Page 47 Item: 8	Sinks	<ul style="list-style-type: none"> • Chipped area of lower main bathroom sink; recommend replacement.
Page 48 Item: 10	Vents	<ul style="list-style-type: none"> • Main upper bathroom exhaust fan does not discharge to exterior; this can cause condensation within the attic; recommend repair.
Living, Family & Dining Rooms		
Page 52 Item: 1	Floors, Walls & Ceilings	<ul style="list-style-type: none"> • Apparent moisture damage at front corner of main living room/office; appears associated to void at exterior fascia trim and leak at gutter-seam. Recommend further evaluation by a qualified contractor. See associated report sections for issues pertaining to moisture damage.
Page 53 Item: 2	Windows	<ul style="list-style-type: none"> • Moisture between panes at lower front living room

		window; repair or replacement, warranted, as appropriate. • Deteriorated base of lower main living room/office window frame; repair or replacement, warranted, as appropriate.
<i>Insects & Pests</i>		
Page 61 Item: 1	Insects & Pests	• Wasp nest between studs at front exterior wall in closet, beneath main staircase. Recommend further evaluation by a qualified exterminator for removal.

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

In Attendance: Client, Buyer's Agent, Listing Agent

2. Home Type

Home Type:

- **2-Story, 2-family**
- **Construction Date: 1994**
- **Approximate Living Area: 2,600 sq. ft.**

3. Occupancy

Occupancy: Vacant - Unfurnished

4. Utilities

Observations:

- **The utilities were on during the inspection.**

5. Weather

Observations:

- **Sunny, with temperatures in the 40s.**

6. General Home Condition

Observations:

- **Overall, the home appeared in fair to good condition.**

• **Listing agent stated water level during Hurricane Sandy (2012) intruded the home approximately 14" at garage and 6" throughout lower level of home; inspection of potential damage/mold behind walls and beneath floors limited; recommend further evaluation by a qualified contractor/mold specialist with experience and knowledge in flooding damage.**

• **Several water supply lines throughout the lower level did not operate; including bathroom sinks and toilets. Recommend further evaluation by a qualified plumber for serviceability and operation, prior to the Closing.**

• **Several water supply faucets at sinks and tubs produced colored water; recommend further evaluation for testing and safety of potable water throughout the home. See Bathrooms - Sinks and Showers & Tubs report sections for associated pictures.**

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway

Materials: Paver

Observations:

- In serviceable condition.



Paver driveway

2. Walkway

Materials: Concrete

Observations:

- In serviceable condition.

3. Grading

Observations:

- Flat unpaved grade along front home wall; recommended to create sloped grade away from the wall or pave to prevent moisture along walls.

4. Vegetation & Landscaping

Observations:

- Minor vegetation growing around front lower window; recommend removal.
- Tall trees in vicinity of home, over-hanging edge of roof; recommend to consult a qualified landscaper to access health and for proper pruning.

Grounds Continued



Minor vegetation growing around front lower window



Tall tree and branches over-hanging edge of garage roof

5. Exterior Faucets Condition

Observations:

- **No flow at exterior faucets around the home; appear to be off from interior. Recommend to confirm operation, prior to the Closing.**



Front faucet did not operate

6. Electrical

Observations:

- **Non-energized outlet at side of home; recommend further evaluation by a qualified electrician.**

Grounds Continued



Grounded GFCI outlet at side of home



Non-energized outlet at side of home

7. Lighting

Observations:

- Exterior lights at front eave not properly secured, recommend repair.
- Exterior lights beneath front eave did not operate; recommend further evaluation; replacing bulbs or repair, as appropriate.



Exterior lights at front eave not properly secured



Exterior lights beneath front eave did not operate

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Facade

Observations:

- The facade is vinyl siding.
- Areas of siding not properly secured; proper securing recommended.
- Siding not properly fastened at front of home; appears previously patched; recommend repair.
- Apparent patched area of siding above upper balcony at side of home noted.
- Void at corner of fascia trim at edge of balcony; deteriorated wooden member visible beneath; recommend repair and sealing of any voids to prevent moisture intrusion. Also, see Roof - Gutters and Living room - Walls, Floors, and Ceilings report sections for other related issues.



Siding not properly fastened at front of home; appears previously patched



Area of siding not properly secured at side of home



Apparent patched area of siding above upper balcony at side of home



Void at corner of fascia trim at edge of balcony

Exterior Areas Continued

2. Doors

Observations:

- Voids around the front and side door frame; recommended to seal/caulk to prevent moisture intrusion.
 - Bare wooden sill at base of side doors; recommend painting to protect wood from weathering and moisture damage.
 - Rust observed at lower portions of several exterior doors; recommend painting with a rust-proof based paint or replacement, as appropriate.
 - Incomplete caulking around rear door window framing; recommend caulking to prevent moisture intrusion.
 - Moisture stains observed around side double door trim at main living room/office; recommend caulking around doors and trim at exterior to prevent moisture intrusion and monitoring.
- Significant rust at rear garage door, voids visible at lower portions; recommend replacement.
- Moisture between panes at front storm door and front-side door; recommend repair/replacement, as appropriate.



Void at base of front door



Bare wooden sill at base of side doors



Rust observed at lower portions of exterior doors



Voids around side doors

Exterior Areas Continued



Incomplete caulking around rear door window framing



Significant rust at rear garage door



Moisture between panes at front storm door



Moisture between panes at front-side door



Moisture stains observed around side double door trim at main living room/office

Exterior Areas Continued

3. Windows

Observations:

- Overall, the home's windows and frames appeared in serviceable condition.
- **Rotted/deteriorated trim at base of front lower windows; repair warranted.**
- **Moisture between panes at front lower window; repair or replacement warranted.**



Rotted/deteriorated trim at base of front lower windows



Moisture between panes at front lower window

4. Stoops

Observations:

- The front and rear stoop appeared in serviceable condition. Mortar cracks at rear tiled stoop are recommended to be sealed to prevent further damage.



Paver stoop at front



Crack in mortar joint at rear tiled stoop

Exterior Areas Continued

5. Patios, Porches & Balcony

Observations:

- patio at side of home.
- Pavers up-lifted at side paver patio, may create tripping hazard; recommend repair.
- Some pavers at perimeter of side patio were not properly secured; recommend repair.
- Low area at edge of upper balcony; standing water observed, noted.

- Some areas of flat roll roofing at upper balcony bubbled/soft; recommend further evaluation by a qualified roofer.
- Non-energized outlet at upper exterior balcony; recommend further evaluation by a qualified electrician.



Pavers up-lifted at side paver patio



Some pavers at perimeter of side patio were not properly secured



Upper balcony



Low area at edge of upper balcony; standing water observed

Exterior Areas Continued



Some areas of flat roof roofing at upper balcony bubbled/soft



Non-energized outlet at upper exterior balcony

Garage

1. Garage

Observations:

- Some stored items limited inspection of the garage.
- Automatic garage door opener disconnected, noted. Recommend repair/replacement, as warranted.
- Grounded non-GFCI outlets at garage; recommend replacing grounded outlets with GFCI outlets for protection.
- Rear garage door difficult to shut, door knob did not lock; recommend repair.

• Water level during Hurricane Sandy visible at garage wall (approx 14" at garage); inspection of potential damage/mold behind walls limited; recommend further evaluation by a qualified contractor/mold specialist. Also, see Overall Home Condition report section.



Garage



Automatic garage door opener disconnected



Grounded non-GFCI outlets at garage



Rear garage door difficult to shut

Garage Continued



Rear garage door did not lock



Water level during Hurricane Sandy (approx 14" at garage)

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

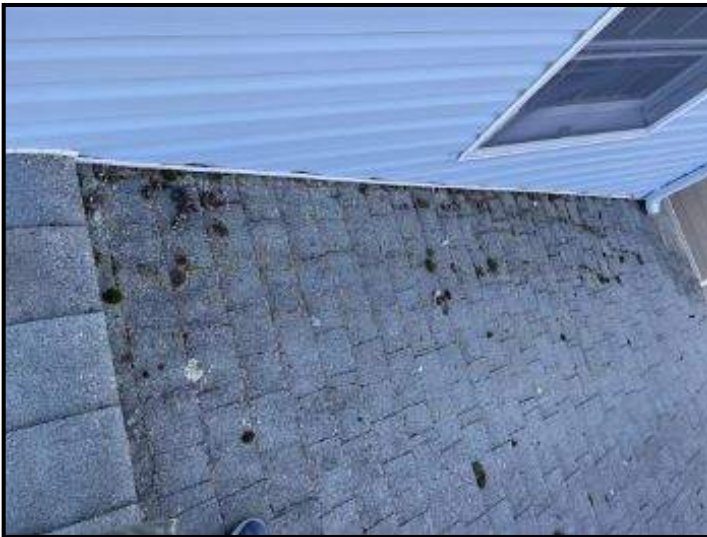
Access: The lower garage roof was inspected by mounting it. Upper main roof was observed from the ground with zoomed digital imagery.

Materials: Architectural asphalt and fiberglass shingles; one layer(s) present.

Observations:

- Roofing materials appears in fair condition, likely original (approximately 26 years old).
- Moss on roof areas. This can lead to the premature failure of the roof cover material and subsequent leaks. Recommend treating the moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.
- Untarred nailheads at roof ridge ends; tarring recommended to prevent rusting and potential moisture intrusion.

• Being that the roof is near or past it's life expectancy of approximately 25-30 years, budgeting for replacement is recommended.



Some moss/algae growth at rear garage roof



Un-tarred nail heads at edge of roof ridge

2. Flashing

Observations:

- Flashings appeared in serviceable condition, with no identified issues.

Roof Continued

3. Gutter & Downspouts

Observations:

- Roof gutters at upper-front and lower-rear garage were sagging; sloping to downspouts and proper securing recommended to provide for proper drainage away from the home.
 - Some downspouts discharge near home walls. All downspout discharges should be diverted approximately 5 feet away from the home using spill diverters or relocation to prevent moisture near home walls.
 - Balcony gutter leaking at gutter seam, void in close-proximity beneath; recommend repair.
- Also; see Living Room - Walls, Floors, and Ceilings report section for associated issues at interior.



Sag in upper front gutter



Rear lower gutter sagging



Balcony gutter leaking at gutter seam



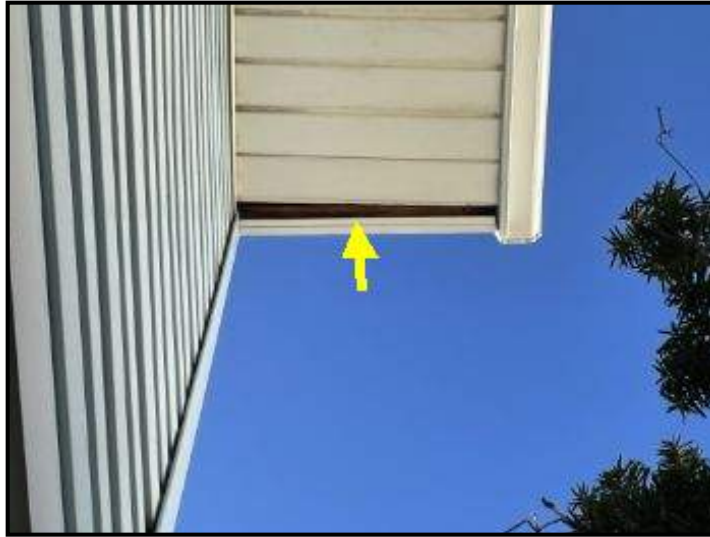
No extensions at gutter downspouts around the home

4. Eaves & Soffits

Observations:

- Missing area of soffit trim at rear eave; recommend installing.

Roof Continued



Missing area of soffit trim at rear eave

5. Chimney

Observations:

- Chimney was observed from the ground; appeared in serviceable condition. Inspection of chimney was limited.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Access provided by pull-down stair in garage and upper hallway.
- The abundant items storage limited attic inspection above garage.

2. Structure

Observations:

- Adjustable column stabilizing roof rafters above garage; does not appear adequate. Recommend further evaluation by a qualified roofer.



Adjustable column stabilizing roof rafters above garage

3. Ventilation

Observations:

- The attic ventilation appears adequate.



Ridge vent at roof ridge



Baffles present at edge of roof for adequate ventilation in attic

Attic Continued



Ridge vent at main roof ridge

4. Insulation Condition

Materials: Fiberglass.

Depth: Approximately 6-8"

Observations:

- Insulation appears adequate. Some areas of uneven distribution of insulation noted. Recommended to evenly distribute insulation to increase energy efficiency of the home.



Insulation at vaulted walls/ceiling in attic

5. Lighting & Electrical

Observations:

- Observed wiring appeared in serviceable condition.

6. Moisture

Observations:

- Mold-like growth observed on some rafters; recommend a qualified mold specialist further evaluate.

Attic Continued



Minor areas of possible mold at roof rafters in attic

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Walls

Observations:

- The foundation walls appeared to be poured concrete with a concrete board parging at exterior.
- Several parging areas at lower portion of foundation walls were cracked; not structurally significant. Recommend repair/re-parging damaged areas.



Cracked concrete parging at several areas around the home



Cracked concrete parging at several areas around the home

2. Columns, Joists & Beams

Observations:

- No significant sloped floors or significant cracks in walls or ceilings. No structural issues identified.

Heat, AC, & Hot Water

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Boiler

Observations:

- The boiler's are U.S. Boiler Company and Burnham, gas-fired units, manufactured in 2016 and 1991.
- The unit, general piping, and appurtenances appeared in serviceable condition with distribution of heat to the representative home's baseboard heaters/radiators inspected.
- It is recommended that the boiler be routinely serviced, annually, and include the associated water piping.
- Brown staining around water piping above boiler; no current moisture observed; recommend to monitor.
- **Pressure relief valve not properly installed; no down-line present; recommend further evaluation by a qualified plumber.**
- **Evidence of possible leak/condensation at manifold above boiler; brown staining visible from ceiling down Pex water tubing; recommend further evaluation by a qualified plumber.**
- **Moisture observed beneath lower level boiler pressure relief valve, indicating relief valve is failing or high pressure within the unit; recommend further evaluation by a qualified plumber.**
- **Boiler exhaust vents appeared flat, not properly pitched, and significant length to vertical chimney; recommend to consult qualified plumber to deem exhaust venting is appropriate.**



Upper level boiler



Pressure relief valve not properly installed; no down-line present

Heat, AC, & Hot Water Continued



Evidence of possible leak/condensation at manifold above boiler



Brown staining at ceiling/down pex water tubing



Brown staining around water piping above boiler; no current moisture observed



No current moisture observed around water piping above boiler

Heat, AC, & Hot Water Continued



Lower level boiler



Moisture observed beneath lower level boiler pressure relief valve



Radiant heat manifold for lower level



Boiler exhaust vents appeared flat and significant length

2. Air Conditioning

Observations:

- AC condensers (exterior) and AC evaporators (attic) appeared in serviceable condition. Data tags at condensers were not legible, one unit appeared likely original, and the smaller unit appeared newer. AC evaporator in attic was manufactured in 1994, which is likely the manufacture date of the older condenser, at exterior.
- Consistent with NYS home inspection standards of practice, AC units should not be operated at temperatures below 65 degrees as this could damage the unit.
- It is recommended that the AC units be routinely serviced, at least annually. During such events, it is recommended that associated piping be inspected.
- Incomplete insulation on portion of suction line of AC condenser unit; recommended to insulate.
- The life expectancy of condenser/evaporator units is approximately 15 years. The older condenser/evaporator AC system appears approximately 27 years old (based on age of evaporator in attic), past their life expectancy. It is recommended that replacement of the units be budgeted.
- Condensate pan and lines beneath AC evaporator in attic appeared in serviceable condition; installation of a pan float shut-off switch recommended.

Heat, AC, & Hot Water Continued



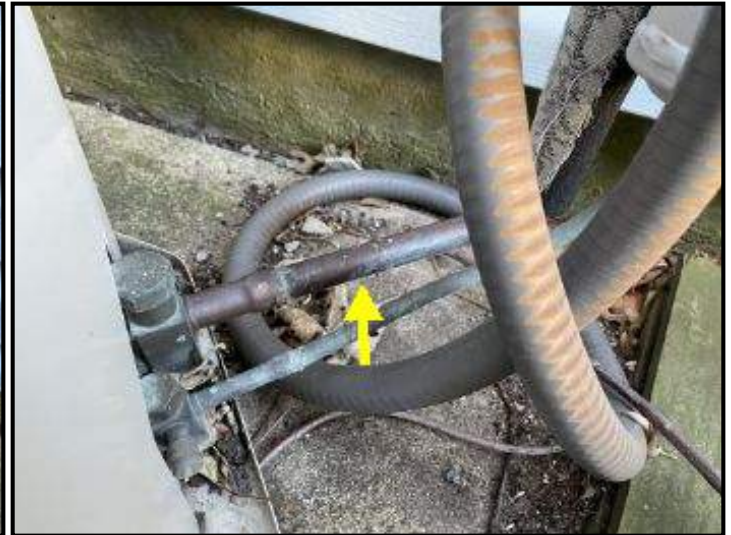
Aged AC condenser



AC condenser



Areas of suction line missing insulation



Areas of suction line missing insulation



AC evaporator in garage attic



AC evaporator at main attic

Heat, AC, & Hot Water Continued



Rust observed at AC evaporator pan; no float shut-off switch encountered

3. Hot Water

Observations:

- The water heater's are State gas-fired, 40-gallon unit, manufactured in 1991.
- It is noted that the life expectancy of a water heater is approximately 15 years. Being that the units are 15 years well beyond their life expectancy, recommend to budget for replacement.
- Lower level water heater was not operating at the time of inspection. Hot water was not measured throughout the lower level. Recommend to confirm serviceability and operation, prior to the Closing.



Upper level hot water heater



Rust around base of hot water heater

Heat, AC, & Hot Water Continued



Lower level hot water heater; did not operate



Hot water was not measured at lower main bathroom



Hot water at kitchen sink



Hot water at main upper bathroom sink

4. Vents & Ducts

Observations:

- Recommended replace air filters (at unit or return grills), as warranted.
- Moisture stains observed at air ducts above lower main living/office room; possibly caused from condensation; recommend further evaluation by a qualified HVAC contractor.

Heat, AC, & Hot Water Continued



Air filter at Evaporator



Return air grill at lower hallway



Moisture stains observed at air ducts above lower main living/office room



Insulated AC ducts throughout attic

5. Air Registers

Observations:

- Cool air temperatures were not measured at air registers, due to outside air temperature being below 65 degrees. See Air Conditioning report section.

6. Baseboard Heaters & Radiators

Observations:

- The home's representative baseboard heaters at the upper level were inspected appeared in serviceable condition with no issues noted. Heat was measured for the representative numbers of the heaters inspected.
- Evidence of past leak at rear upper bedroom baseboard pipe connection; no current leak observed. Recommend to monitor.

Heat, AC, & Hot Water Continued



Heat at kitchen



Heat at main upper bathroom



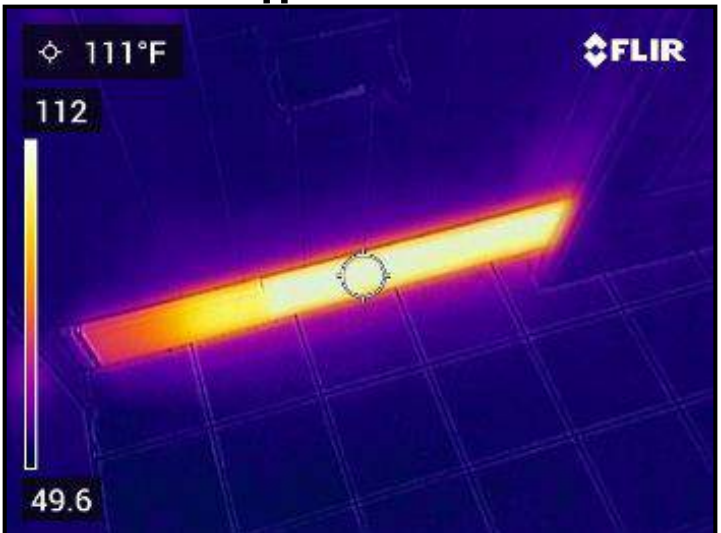
Heat at upper front bedroom



Heat at upper ensuite bathroom



Evidence of past leak at rear upper bedroom baseboard pipe connection; no current leak observed



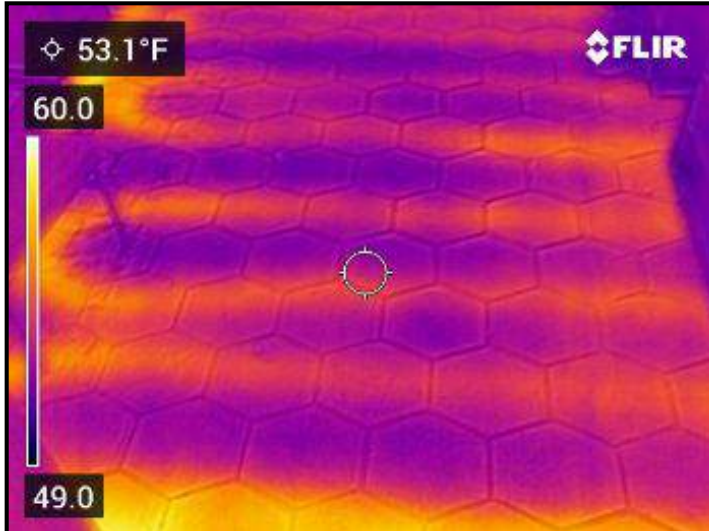
Adequate heat transfer shown at upper level baseboard heaters

Heat, AC, & Hot Water Continued

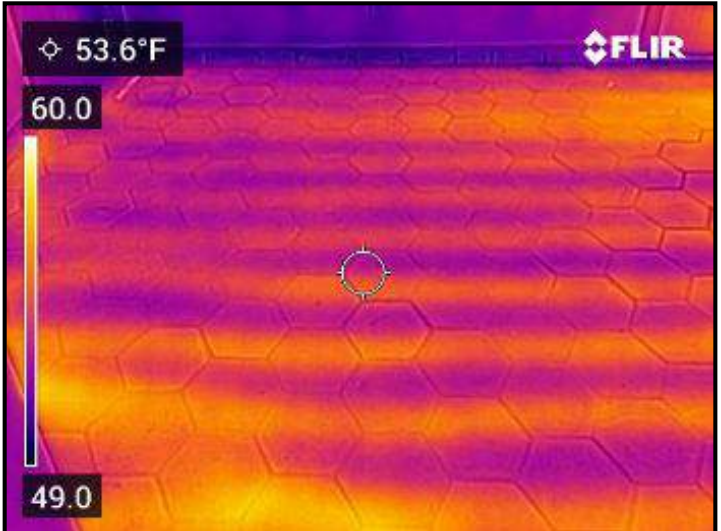
7. Radiant Flooring

Observations:

- Radiant flooring is present throughout the lower level. The wall controls (thermostats) and heating appeared in serviceable condition, based on infrared imaging. See photos.



Radiant heating at lower level office



Radiant heating at lower level living room

8. Thermostats

Observations:

- Thermostat appears aged. Recommended to consider upgrading.



Aged thermostats throughout home

9. Smoke/CO Detectors

Observations:

- Smoke/CO detectors did not appear appropriately located. Prior to occupancy, recommended installing detectors at appropriate locations and verify their serviceable operation.

Heat, AC, & Hot Water Continued



Smoke/CO detector at lower hallway wall

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Meter

Observations:

- The meters and pans appeared in serviceable condition with no issues noted.



Electric meters

2. Cable Feeds

Observations:

- Service drop and conduits appeared in good serviceable condition.



Drip loop

Electrical Continued

3. Service Panel

Observations:

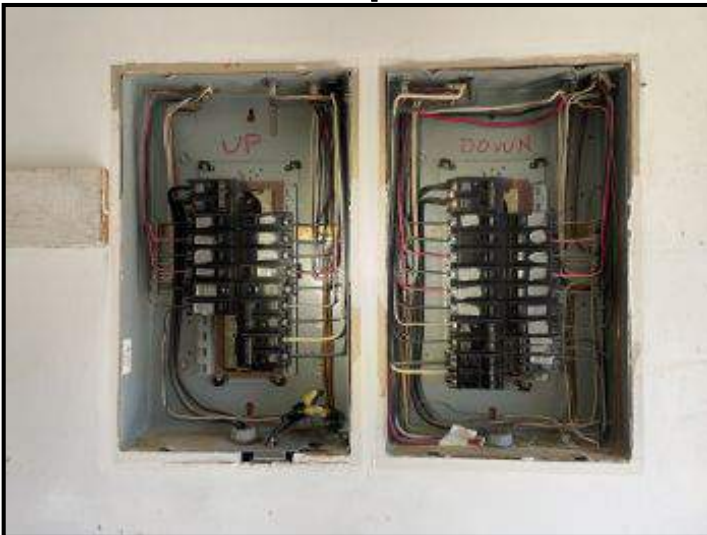
- The main electric panels appeared in serviceable condition.
- Panel cover screw(s) missing and should be replaced.
- **Double tapped breaker inside upper level service panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.**



Service panels



Some missing/loose screws at service panel



Service panels



Double-tapped breaker at upper level service panel

4. Main Amp Breaker

Observations:

- 100 amp to each panel.

5. Breakers in off position

Observations:

- 0

Electrical Continued

6. Breakers

Materials: Copper non-metallic sheathed cable.

Observations:

- **Circuit breakers appeared serviceable.**

7. Low Voltage Wiring

Observations:

- **Low voltage wiring is not part of NYS home inspection standards of practice.**
- **Abundant low voltage cabling (communications and TV) is noted on portions of the home exterior near electric meters.**

Gas Service

1. Gas Service

Observations:

- Gas meters and visible inspected piping appeared in serviceable condition.



Gas meters

Water Supply

1. Source, Pressure, Fixtures

Observations:

- The source of the water supply is municipal.
- The water pressure appeared to be within normal limits.
- The water meters and main shut-off's appeared in serviceable condition.
- It is noted that upon the start of the inspection, the upper level water service was shut-off. The water service was turned on for the remainder of the inspection, and placed back in the off position upon completion.



Upper and lower level water main and shut-off

2. Piping Type & Condition

Observations:

Water piping generally concealed by finished walls, ceilings and floors.

Most water supply piping in the boiler/utility room were not insulated. Insulation is recommended.

3. Sprinkler System

Observations:

- Sprinkler systems are not part of NYS home inspection standards of practice.

Wastewater Drainage

1. General

Observations:

- The home's wastewater discharges to the municipal sanitary system.

2. Plumbing

Observations:

- Main sanitary clean-out located at front exterior of home.
- Most discharge piping was covered by walls and ceilings, and were not visible.



Main sanitary clean-out

Floodwater Management

1. Floodwater Management

Observations:

- **No floodwater precautions or drains were encountered around the home.**

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

Kitchen Continued

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Representative number of doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Floors, Walls & Ceilings

Observations:

- **In serviceable condition, no significant issues identified.**



Upper level kitchen

2. Cabinets

Observations:

- **Appeared, and representative doors and drawers tested, in serviceable condition.**

Kitchen Continued

3. Counters

Observations:

- Counters appeared in serviceable condition.

4. Sink

Observations:

- Operated in serviceable condition; no deficiencies observed.

5. Vent Condition

Materials: Exterior.**Observations:**

- Appeared and operable in serviceable condition.



Exterior vented range hood exhaust fan operated

6. Plumbing

Observations:

- Supply and discharge lines in serviceable condition with no issues noted.
- Discolored water at kitchen sink, observed.



Discolored water at kitchen sink

Kitchen Continued

7. Electrical

Observations:

- **Grounded GFCI outlets in serviceable condition.**
- **Grounded non-GFCI outlet at kitchen in series with GFCI outlet; GFCI outlet recommended for safety.**



Grounded GFCI outlets at kitchen



Grounded non-GFCI outlet at kitchen in series with GFCI outlet

8. Lighting

Observations:

- **Operated in serviceable condition with no issues identified.**

9. Appliances

Observations:

- **Appliances appeared and operated in serviceable condition.**

10. Windows

Observations:

- **Operated in serviceable condition; no issues noted.**

Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Walls, Floors & Ceilings

Observations:

- **No exhaust fan at lower main bathroom, window present. May want to consider installing exhaust fan.**
- **Apparent previous moisture stain at upper main bathroom ceiling; no current moisture observed.**
- **Low area in floor at upper ensuite bathroom; recommend to monitor.**
- **Some missing floor tiles at upper ensuite bathroom; recommend repair.**



No exhaust fan at lower main bathroom



Apparent previous moisture stain at upper main bathroom ceiling; no current moisture observed



Low area in floor at upper ensuite bathroom



Some missing floor tiles at upper ensuite bathroom

2. Vanities

Observations:

- **In serviceable condition.**

Bathrooms Continued

3. Doors

Observations:

- Appeared and operated in good serviceable condition.

4. Electrical

Observations:

- Grounded GFCI outlets in serviceable condition.



Grounded GFCI outlet at lower main bathroom



Grounded GFCI outlet at lower bathroom



Grounded GFCI outlet at upper main bathroom



Grounded GFCI outlet at upper ensuite bathroom

5. Lighting

Observations:

- Operated in serviceable condition with no issues identified.

6. Plumbing

Observations:

- Some bathroom sinks did not have running water during inspection, noted. See General Home Condition report section.
- Discolored water at upper main bathroom sink, observed.

Bathrooms Continued



No running water at lower main bathroom sink



No running water at upper ensuite bathroom sink/toilet



Discolored water at upper main bathroom sink

7. Showers & Tubs

Observations:

- Recommended to maintain/recaulk around tubs to prevent potential moisture intrusion below.
- Missing faucet handle at upper main bathroom tub; recommend repair.
- Discolored water at lower main bathroom tub, observed.

Bathrooms Continued



Incomplete caulking around edge and base of tub at upper main bathroom



Missing faucet handle at upper main bathroom tub



Discolored water at lower main bathroom tub

8. Sinks

Observations:

- **Chipped area of lower main bathroom sink; recommend replacement.**

Bathrooms Continued



Chipped area of lower main bathroom sink

9. Toilets

Observations:

- Some corrosion observed at lower main bathroom toilet supply valve; recommend monitoring.



Some corrosion observed at lower main bathroom toilet supply valve

10. Vents

Observations:

- Main upper bathroom exhaust fan does not discharge to exterior; this can cause condensation within the attic; recommend repair.

Bathrooms Continued



Exhaust fan at lower bathroom operated



Exhaust fan at upper main bathroom operated



Main upper bathroom exhaust fan does not discharge to exterior

11. Windows

Observations:

- Operated in serviceable condition; no issues noted.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Floors, Walls & Ceilings

Observations:

- **Appeared in serviceable condition, no significant issues identified.**
- **Cosmetic marks/bubbled paint at center of upper front bedroom ceiling; no current moisture observed; recommend to monitor.**



Cosmetic marks/bubbled paint at center of upper front bedroom ceiling; no current moisture observed

2. Doors & Closets

Observations:

- **Upper front bedroom closet light not properly fastened to ceiling; recommend repair.**



Upper front bedroom closet light not properly fastened to ceiling

3. Windows

Observations:

- **Representative number of windows inspected appeared and operated in serviceable condition; no significant issues identified.**

Bedrooms Continued

4. Lighting

Observations:

- **Light switch at upper front bedroom recessed; recommend repair.**



Light switch at upper front bedroom recessed

5. Electrical

Observations:

- **Representative number of electrical outlets tested grounded in serviceable condition.**

Living, Family & Dining Rooms

1. Floors, Walls & Ceilings

Observations:

- Possible mold at lower rear office wall and lower living room/office ceiling; recommend further evaluation by a qualified mold specialist. Also, see Overall Home Condition report section.
 - Some staining was observed at areas of tiled flooring at lower level; recommend removal.
 - Several cosmetic cracks/seams at lower and upper living room walls/ceilings; recommend repair.
- Apparent moisture damage at front corner of main living room/office; appears associated to void at exterior fascia trim and leak at gutter-seam. Recommend further evaluation by a qualified contractor. See associated report sections for issues pertaining to moisture damage.



Possible mold at lower rear office wall



Possible mold at lower main living/office room ceiling near air duct



Some staining was observed at areas of tiled flooring at lower level

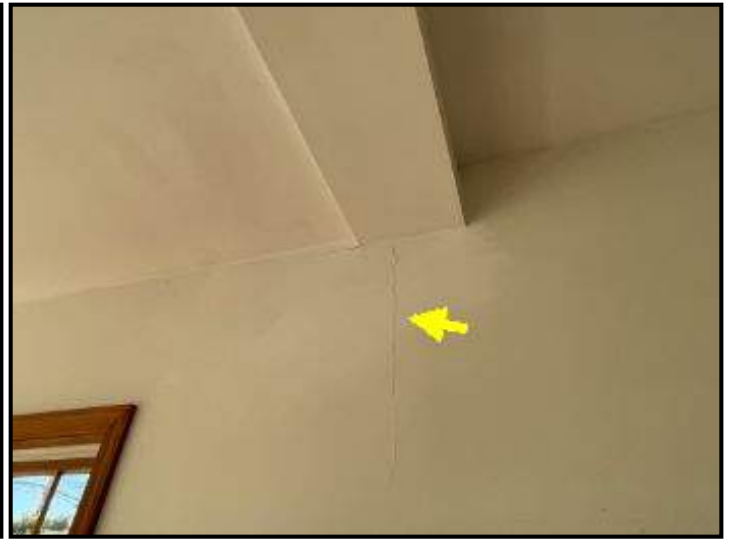


Lower living/office room

Living, Family & Dining Rooms Continued



Apparent moisture damage at corner of main living room/office



Cosmetic seams at main lower living room/office walls



Cosmetic seams at upper living room wall/ceiling joints



Cosmetic crack/seam at upper living room wall

2. Windows

Observations:

- **Moisture between panes at lower front living room window; repair or replacement, warranted, as appropriate.**
- **Deteriorated base of lower main living room/office window frame; repair or replacement, warranted, as appropriate.**

Living, Family & Dining Rooms Continued



Moisture between panes at lower front living room window

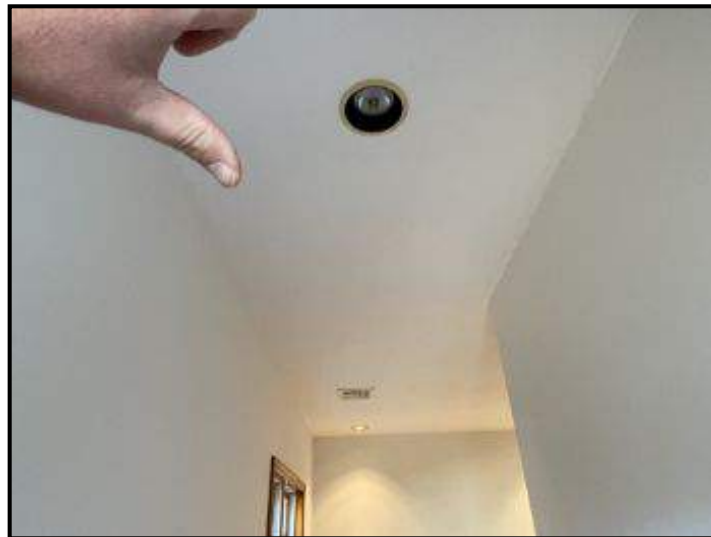


Deteriorated base of lower main living room/office window frame

3. Lighting

Observations:

- Some ceiling lights at lower rear room did not operate; recommend repair.



Some ceiling lights at lower rear room did not operate

4. Electrical

Observations:

- Representative number of electrical outlets tested grounded in serviceable condition.

Living, Family & Dining Rooms Continued



Grounded outlets at lower front den



Grounded outlets at main living room/office

5. Closets & Doors

Observations:

- Appeared and operated in serviceable condition.

Laundry

1. Washer & Dryer

Observations:

- Washer and dryer, plumbing, outlets, and vent in serviceable condition. Dryer operated loudly, noted. May want to consider updating.
- No pan beneath washer/dryer on second home level for potential leak; recommend installing.



Dryer operated loudly



No pan beneath washer/dryer for potential leak



Washer supply/discharge lines

Foyer & Hallways

1. Foyer & Hallways

Observations:

- **Cracked tiles at front entrance; recommend repair.**
- **Hallway ceiling light did not operate; recommend repair.**
- **Some hallway outlets tested non-grounded outlets. Non-grounded outlets do not offer protection for sensitive electrical appliances (computers, etc.). Consultation with a qualified electrical contractor is recommended.**
- **Cosmetic seam at lower hallway ceiling; recommend repair. No structural issues observed.**
- **Missing areas of insulation at front exterior wall in closet beneath main staircase; recommend installing insulation to increase the home's efficiency and prevent drafts.**



Cracked tiles at front entrance



Hallway ceiling light did not operate



Non-grounded outlet at lower hallway



Cosmetic seam at lower hallway ceiling

Foyer & Hallways Continued



Missing areas of insulation at front exterior wall in closet beneath main staircase

Stairways

1. Stairways

Observations:

- **The main home stairway, lighting, ceiling and walls appeared in serviceable condition, with no issues noted.**

Termites

1. Background & Findings

Observations:

- Inspection for termite presence and activity focused on the exterior walls. Finished walls/ceilings at garage and lower level limited inspection.
- Termites are often called the “silent destroyer” because they may be secretly hiding and thriving in your home or yard without any immediate signs of damage. All termites consume **cellulose**-based plant materials. Unfortunately, all homes, regardless of their construction type, can provide cellulose food for termite infestation. Termites feed on dead plants and trees as well as dead parts of living trees, including wood and wood in the soil. Termites do not like light and normally travel in mud tubes which are sandy trails approximately 1/4 of an inch thick which are normally a light brown color. These mud tubes allow termites to travel from the soil to above-ground food sources. Since termites are a constant threat to your home, here are some things you can do during the year: Eliminate moisture problems, Repair leaking faucets, water pipes, and **A/C** units, Divert water from foundation, Keep gutters and downspouts clean, Remove excessive plant cover and wood mulch, Get rid of any standing water, Keep all vents clear and open, Seal entry points around water and utility lines or pipes, Remove termite food sources (any wood product or cellulose product), Keep firewood, lumber or paper away from foundation or crawl space, Get rid of stumps and debris near house, Place screens on outside vents, Check decks and wooden fences for damage, and Wood on your home should not contact the soil. Some indications you may have a termite infestation: A temporary swarm of winged insects in your home or from the soil around your home, Any cracked or bubbling paint or frass (termite droppings), Wood that sounds hollow when tapped or wood that crumbles when penetrated, Mud tubes on exterior walls, wooden beams or in crawl spaces, and Discarded wings from swarmers.
- No evidence of the presence of termites or termite activity was observed.

Insects & Pests

1. Insects & Pests

Observations:

- **Wasp nest between studs at front exterior wall in closet, beneath main staircase. Recommend further evaluation by a qualified exterminator for removal.**



Wasp nest between studs at front exterior wall in closet beneath main staircase

Glossary

<i>Term</i>	<i>Definition</i>
A/C	Abbreviation for air conditioner and air conditioning
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.