

Mr. & Mrs. Sample

**This Is Your Home Inspection Report
on
123 New Street
Newtown, USA**



United

Inspection Consultants

*The Leader in Professional
Home and Environmental Inspections*



Report Number: 20051213

This Confidential report was prepared exclusively for Mr. & Mrs. Sample

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Quick Reference Summary

Important Note – Please Read:

The home inspection report identifies the conditions that were found on the day of the inspection, it explains what the condition mean to you, what you should do about and when, The intention of this summary is to give the reader a brief overview of the highlights in the report and an easy way to fine them in the body of the report.

This is a summary only and is not to be taken in part or whole as a substitute for reading the entire report. It is your responsibility to go to the report page indicated in the summary and read about the conditions referenced and follow the recommendations in the report.

This summary is not all encompassing. As previously stated reading this summary alone is not a substitution for reading the entire report. The entire inspection report and its attachments and inspection agreement must be carefully read to fully understand the findings of the inspection and get level of comfort about them.

This summary list is not intended to determine which items may need to be addresses per the contractual requirement of the sale of the property. That is a personal decision between you and your attorney or real estate person. Any area of uncertainty regarding to the contract of sale should be clarified by your attorney or real estate agent.

Descriptive Words

The rating given is based on the age and physical appearance of the item at the time of this inspection only.

In Satisfactory Condition:	The item is performing its intended function. No action is needed at this time unless stated otherwise in this report.
Needs Maintenance:	The item is performing its intended function and it needs maintenance or repair.
Not In Satisfactory Condition:	The item is not performing its intended function and needs immediate attention or replacement.

Symbol and Word Key

These are the symbols used in the report in addition to the descriptive words/ratings with an explanation next to each.

☒ Safety issue or concern to be taken care of at this time or at the time indicated.

🔧 Major repair or replacement needed at this time or at the time indicated.

🕒 Maintenance or repair needed at this time or at the time indicated.

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Safety Issue or Concern

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
11	The masonry chimney flue is not visible and it could not be determined if it is tile lined or what the condition of the flue is; chimneys should not be used without a safe flue or flue lining.	<i>Cost Issue & Safety Issue Negotiable if problem is found</i>
17	It is recommended that a handrail be installed at the front steps for safety reasons.	Safety Issue
17	The deck railing at the front entrance landing has missing balusters.	Safety Issue
17	It is recommended that a railing be installed at the rear steps for safety reasons.	Safety Issue
20	Accessible outlets were spot-checked for proper grounding and polarity. Some of the outlets that were checked were not grounded and/or properly polarized.	Minor Cost Issue
22	There are openings in the electric service panel or panels.	Minor Cost Issue
22	Open electrical junction box or boxes were evident (LE).	Minor Cost Issue
22	Exposed wires were evident (LE).	Minor Cost Issue
22	Loose hanging wires were evident (LE).	Minor Cost Issue
22	Extension cords were evident.	Minor Cost Issue
22	The garage door opener has been installed using extension cord wiring.	Minor Cost Issue
22	Electrical outlets are missing cover plates.	Minor Cost Issue
22	Romex wiring is installed at areas where it can easily be mechanically damaged (LE).	Minor Cost Issue
22	When the house is unoccupied, all the older two-prong electrical outlets should be upgraded to the three-prong grounded type.	Minor Cost Issue
23	Open electrical grounds were found at some of the electrical outlets in the house (see Important Note below).	Minor Cost Issue
23	Reverse polarity was found at some of the electrical outlets in the house (see Important Note below).	Minor Cost Issue

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☒ Safety Issue or Concern

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
23	Ground-Fault Circuit-Interrupt protected outlets (GFCI's) were not found in areas that should have them; they are listed below:	Minor Cost Issue
27	This house has been around for many years, it may have had a buried fuel oil tank at one time.	<i>Cost Issue & Safety Issue Negotiable if problem is found</i>
28	Carbon monoxide leak test should be performed on the heating equipment.	<i>This is a minor cost item but important – Negotiable</i>
28	It is recommended that carbon monoxide and smoke detectors be installed as soon as possible after moving into the house.	Minor Cost Issue
29	There is no fire stop above the heating system and/or the water heater area.	Minor Cost Issue
29	There is not enough ventilation in this utility room for safe and efficient combustion in the heating system and/or water heater.	Minor Cost Issue
30	The water heater flue vent pipe is incorrectly sloped; it should slope towards the water heater to allow for proper venting of combustion gases.	<i>See next</i>
30	The heating system and the water heater are fired by different fuels and are connected to the same chimney flue.	<i>Cost Issue & Safety Issue Negotiable if problem is found</i>
30	The elbows or bend in the flue pipe must be a maximum of 45-degrees except one of 60-degrees.	
34	A handrail is needed at the stairs to the basement for safety reasons.	Safety Issue
34	It is recommended that there be a railing installed on the open side or sides of the basement stairs for safety reasons.	Safety Issue
34	The ceiling at the bottom of the basement stairs is too low.	Evaluation

☒ Safety Issue or Concern

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
49	The automatic garage door opener could not be tested because the garage door was not operational.	<i>Cost Issue & Safety Issue Negotiable if problem is found</i>
55	The metal railing at the top of the stairs to the second floor is loose and needs to be secured at this time.	Safety Issue
55	There are electrical outlets that are missing cover plates.	Minor Cost Issue
55	There are light fixtures with exposed incandescent light bulbs in some clothes closets.	Minor Cost Issue
60	The flue pipe on the pellet burning stove passes directly through the wall to the outside, it then rises several feet and terminates between two windows; this is not a good condition and needs to be corrected.	<i>Cost Issue & Safety Issue Negotiable if problem is found</i>
60	The inside of the metal flue pipe on the pellet burning stove was not visible and it could not be determined what the condition of the flue is.	<i>Cost Issue & Safety Issue Negotiable if problem is found</i>
59	The electrical outlets in the kitchen that should be Ground-Fault Circuit-Interrupt (GFCI) protected are not.	Minor Cost Issue
61	The electrical outlet or outlets in the bathroom are not Ground-Fault Circuit-Interrupt (GFCI) protected.	Minor Cost Issue
66	The gas piping from the basement to the kitchen has a section of flex line that penetrates through the kitchen floor; this is not allowed by the gas company and most municipalities.	Minor Cost Issue

⌘ Repair or Replacement needed at this time

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
7	High moisture meter readings were evident at some wall, siding, and trim areas.	
7	All vinyl siding and trim areas that have problems should be taken care of by qualified/licensed vinyl siding contractor when weather permits.	Minor Cost Issue c
27	The estimated age of the boiler is 40 +/- years.	<i>This is a minor cost item but important – Negotiable</i>
36	Temporary, adjustable jack-type, support columns have been installed in the basement.	Cost Issue
42	Collar ties were missing at the roof rafters in the main attic area or areas.	Cost Issue
45	The roof sheathing in the main attic was damaged in some areas (i.e. broken tung & groove boards).	Evaluation
48	A visual inspection and probing of the sill plate or plates in the garage revealed damage due to damp rot.	Evaluation
57	Some of the insulated glass windows are hazed; this is an indication that the vapor seal on the insulated glass insert has been broken.	Cost Issue
64	The gas line to the clothes dryer is galvanized iron. This is not allowed by the gas company and most municipalities.	<i>This is a minor cost item but important – Negotiable</i>
64	The gas piping from the basement to the kitchen has a section of flex line that penetrates through the kitchen floor; this is not allowed by the gas company and most municipalities.	<i>This is a minor cost item but important – Negotiable</i>

In Need of Maintenance

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
10	The visible flashing at the following areas is in need of maintenance.	Evaluation
22	The electrical system was visually inspected at accessible and visible areas only, and appears to be in need of maintenance in those areas.	These items are under the safety issues above also, see the text above
28	The heating system was visually inspected at accessible and visible areas only, and appears to be in need of maintenance.	Evaluation
30	The water heating unit was visually inspected and is in need of maintenance.	These items are under the safety issues above also, see the text above
42	Visible and accessible roof rafters in the main attic are in need of maintenance.	Evaluation
43	Visible and accessible areas of roof sheathing in the main attic are in need of maintenance.	Evaluation
48	The visible and accessible sill plate or plates in the garage were visually inspected and probed at accessible areas and are in need of maintenance.	Evaluation
48	The overhead garage door is in need of maintenance.	Evaluation
56	The interior doors are in need of maintenance.	Evaluation

Important consumer information

Read this entire section, as it is part of the report. It contains important consumer information regarding the scope and limitations of this inspection.

Attention Home Buyer:

United Inspection Consultants is not responsible to repair any damage or conditions disclosed by this inspection. This includes, without limitation, any wood destroying insects infestation and/or damage, the building(s) foundation, electrical, plumbing, heating and air condition systems, appliances and the surrounding property which exists in areas which were not accessible for visual inspection and/or could not be tested as of the date of this inspection.

This inspection firm cannot guarantee that any conditions disclosed by this visual inspection of the premises and noted in this report, represents all of the conditions which may exist as of the date of inspection. You can be assured that your inspector did as best and diligent a job that was humanly possible. There are hundreds of components in a home or building and it is not possible to have seen or found every condition or item. We are certain that some things have escaped the inspector's attention. There are many inaccessible or hidden components in your house or building. There are numerous variables that will affect the house over time. The home exists in a constantly changing environment. We can not assure you that problems will not occur even minutes after inspection is over.

This report is not a guarantee or warranty as to the absence of problems or troublesome conditions nor is it a report as to structural integrity of the inspected structure(s) or the presents or condition of private or public waste disposal systems, septic systems under ground or under mounds or earth.

About the Inspection

The inspection was performed in the readily accessible areas of the inspected structure(s). Areas that were considered dangerous or unsafe by the inspector were not inspected. These locations and reason for not entering them are stated in this report. Dangerous or unsafe conditions would include but not be limited to areas with broken glass and debris, excessive amounts of animal feces, a deep crawl space, steep hill side, a noticeable odor of chemicals, etc. All structures which were inspected are specifically noted.

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About the Inspector

The inspector is trained and experienced member or candidate of the American Society of Home Inspectors (ASHI). This assures you that the inspector is a qualified professional who performed the inspection in accordance to ASHI standards and has agreed to abide by ASHI's code of ethics. ASHI is a national organization based in Chicago. To become a member an inspector is required to demonstrate a level of experience and expertise. To be accepted as a member a candidate must pass two difficult exams and conduct 250 paid inspections that meet ASHI standards.

Scope of the Inspection

This inspection is a service that will identify the condition of the home at the time **of this inspection**. It is a general visual inspection and no invasive procedures will be undertaken. The depth to which the house is evaluated is limited by time constraints, generally 2-3 hours. Understand that the only purpose of the inspection is to add to your understanding of the home and the condition it is in. The intended use of this information is for it to be used by you to help in your buying decision. It is not intended to eliminate or even accurately quantify your risks. It is not intended to convey or imply any assurance of the future. It is not intended to make any recommendations to buy or not to buy the inspected property. That is a personal decision that is based on emotions as well as facts.

What the Inspection Covered and Validation

This report is indicative of the conditions of the subject structure **on the date of the inspection only** and is **Not** to be construed an expressed or implied warranty or guarantee against latent, concealed or future defects, wood destroying insect infestation or re-infestations. Neither the inspector nor the company for which the inspector is acting have had, presently have, or contemplate having any ownership in this property.

This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the inspection date.

Common Obstructions and/or Inaccessible Areas

The inspection did not include areas that required the breaking into or apart, dismantling, and removal of any objects this includes, but is not limited to, such items as access doors, moldings, floor coverings, wall coverings, siding, ceilings, insulation, wood floors, furniture, appliances, and/or personal possessions. Also excluded from this inspection are areas which were obstructed and/or inaccessible for physical access. All inaccessible areas are mentioned in the body of the report along with an explanation if required for clarity.

If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. **An additional fee will apply.**

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Important Note For Buyers of Condominiums

It is important that you ask other owners in this complex about any complaints they may have . It is also important to ask the Owners Steering Committee Chairperson for minutes of the last several meetings, are any assessments being contemplated or approved of that will increase maintenance costs.

Symbol and Word Key

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- Maintenance or repair needed at this time or at the time indicated.
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Section 1: General Description

A General Description of the Home

Your new home is a colonial. According to the Real Estate person, it was built in or around 1925.

Exterior siding material is vinyl siding.

Roofing material is asphalt shingle.

There have been additions and/or modifications done to this home; they include the following items. See the General Comments section for additional comments:

- an enclosed porch at the front.
- the basement has been partially finished.

There is a detached garage at the rear.

Heating for this home is supplied by hot water.

The walk surface or surfaces are concrete.

The step areas are wood.

The driveway-covering surface is concrete.

NOTE: Before you read your report it is important that you read the “Symbol and Word Key” and “Descriptive Words” Sections on the previous page.

Section 2: Exterior

Wall, Siding & Trim

Foundation Materials

Visible areas of the foundation under the house are constructed of:

- masonry block.

The detached garage has a different foundation material constructed of:

- concrete slab on grade.

Visibility

All the exterior areas of the foundation under the house were not fully visible due to:

- shrubs.
- Storage.
- wood deck or decks
- minimal siding to ground clearance evident in some areas.

All the exterior areas of the detached garage foundation were not fully visible due to:

- siding to ground contact evident in some areas.

Condition & Recommendations

The visible and accessible foundation material of the house and detached garage is **in satisfactory condition.**

Siding Surfaces

Exterior wall surfaces on the house are vinyl siding.

Exterior wall surfaces of the detached garage are vinyl siding and wood siding.

Visibility

All siding areas are not fully visible due to:

- shrubs.
- storage.
- wood deck or decks.
- siding to ground contact.

Siding Surface Finishes

The following siding surfaces are painted:

- wood siding at the rear of the detached garage.

Trim

Exterior trim includes the eaves, soffits, fascia and moldings. The eaves is the area of roof that overhang the side wall. It can be open or enclosed. When it is enclosed it called a soffit. Fascia is the board installed at the end of the eave to give the house a finished look and a surface to attach gutters to. Often water running off the roof as a result of ice damming and snow melt flow onto the board and into the soffit causing wood rot and interior damage:

- visible wood trim areas are painted.
- most trim areas covered with vinyl and/or aluminum. Areas under vinyl and/or aluminum cannot be seen and checked for their condition.

Condition & Recommendations

The visible siding and trim materials are **in satisfactory condition**.

The following conditions were evident:

Exposed wood surfaces, noted below, normally have to be painted every four to five years. Be aware that there is always one side of every house that needs repainting every year or two. This is due to the exposure on that side of the house. This painting schedule should be anticipated as a regular maintenance item.

Painted wood surfaces of the wall, siding, and trim areas will need painting within a 2 year period. These surfaces include:

- trim areas.
- wood siding at the rear of the detached garage.

High moisture meter readings were evident at some wall, siding, and trim areas. They are noted below. This is an indication of moist wood and potential wood rot among other possible problems. **This is a non-destructive inspection. It is not possible to see the full extent of the dampness, damp rot or other hidden problems without damaging the wood surface. It is not possible to determine the full extent of needed repair or replacements.** All damp wood areas should be replaced at this time and prior to painting. Never patch damp rotted wood and then paint over it. Failure to implement these wood rot repairs will result in more costly repairs in the future. It is also suggested that the recommendations in the Grading section and the Landscaping section be implemented. This will improve the damp conditions around the building.

High moisture meter readings were found and repairs should be done at this time or at a time of your choosing at the:

- garage door molding and frame. See additional comments in the Garage section.

Vinyl Siding Repairs

All vinyl siding and trim areas that have problems should be taken care of by qualified/licensed vinyl siding contractor when weather permits or at a time of your choosing. It is important to maintain a water-tight exterior surface. The following conditions were evident and/or repairs are needed at this time or when weather permits: The ends of the vertical vinyl trim areas are not sealed. This will allow insects, birds and moisture under the trim.

Exterior Doors

Exterior swing door or doors are made of wood and metal.

Condition & Recommendations

A visual inspection of the exterior door or doors found them to be **in satisfactory condition**.

The following conditions were evident:

- All of the swing door or doors to the outside are weather-stripped.
- Caulking around doors and windows needs to be updated regularly. It is recommended that you do this in the spring time. Failure to do so will result in more costly future repairs.

Storm Doors

The exterior door or doors have storm units.

A visual inspection of all storm doors found them to be in **satisfactory condition**.

Roofing

Sloped Roof Material

The sloped roof surface or surfaces on the house and the detached garage have asphalt/composition shingles that have a life expectancy of 17 to 20 years, when new.

Visibility

All roof surfaces were fully visible.

How Inspected

The visible roof surface or surfaces were viewed:

- from the ground with binoculars.
- by walking the accessible areas of the enclosed porch and detached garage roof or roofs.

The top or upper roof area or areas on the house were too steep and/or high to be walked safely.

It is recommended that these roof surfaces be checked by a qualified/licensed roofing contractor. Do this prior to the closing of contract or at a time of your choosing.

Condition & Recommendations

The visible roofing materials are **in satisfactory condition**.

It is estimated that the roofing material on both the house and detached garage will require updating in the next 10 year period.

More than one layer of roofing material has been installed. Building standards and practices normally allow a maximum of three layers of composition roofing material before complete removal is necessary. When the time comes that you need a new roofing surface, removal of all existing roofing material is suggested even if there is less than three layers. This will extend the life of the new roofing surface and lessen the weight on the roof support members.

Flashing

All flashing surfaces were not fully visible. It is recommended that these flashing areas be checked by a qualified/licensed roofing contractor. Do this prior to the closing of contract or at a time of your choosing.

Condition & Recommendations

The visible flashing at the following areas is **in satisfactory condition**:

- around pipes or vents.

The visible flashing at the following areas is **in need of maintenance**. Flashing leaks and/or repairs should be anticipated over time:

- roof/chimney intersection.

Roofing mastic, a tar like substance, was put over the existing flashing or flashings at the base of the chimney. **This is not a correct flashing update.** It is a "Band-Aid" type of fix. It will have to be monitored for cracking and leaks over time. A better solution is to replace the old flashing with new flashing.

Leaks can be anticipated due to the present condition of the chimney flashing.

Flashing leaks can be anticipated due to the present condition of these flashing areas. Monitor them over time. It is also recommended that you **get the additional opinion** of a qualified/licensed roofing contractor who is experienced with this type of roofing/flashing material to determine the extent of any repair and/or replacement costs. Obtain a written report and estimate for all recommended work. Do this prior to the closing of contract or at a time of your choosing.

Chimney

One Chimney

There is one chimney on this house. Visible areas of the chimney are brick.

Visibility

All surfaces of the chimney are **not** fully visible.

Condition & Recommendations

The visible surface or surfaces of the chimney are **in satisfactory condition**.

Investigate Further

- The masonry chimney flue is not visible and it could not be determined if it is tile lined or what the condition of the flue is; **chimneys should not be used without a safe flue or flue lining**. Combustion fumes may seep through damaged, dried mortar or open joints. It is suggested that the chimney be serviced by a qualified/licensed chimney mason or contractor to determine the condition of the flue and determine its usability. Obtain a written report and estimate for all recommended work. If you elect to use a chimney sweep make sure they are certified and have been in business for several years. Climbing the roof or disassembling anything to view flues is not part of this inspection.
 - It is recommended that the concrete cap at the top of the chimney be checked for its general condition. Do this prior to the closing of contract or at a time of your choosing.

Do the Following

The following conditions were visible at the chimney and need to be taken care of at this time or at a time of your choosing. Failure to do so will result in more costly future repairs:

- Remove the TV antenna from the chimney. It sways in the wind and puts unnecessary forces on the chimney that causes many problems i.e., loose brick and mortar, to mention only two.

Gutters & Leaders

Material

Gutters and/or leaders are made of aluminum.

Visibility

All gutter and leader surfaces were not fully visible. It is recommended that these gutter and leader areas be checked by a qualified/licensed gutter contractor. Do this prior to the closing of contract or at a time of your choosing.

How Inspected

The visible gutter and leader surfaces were viewed from:

- the roof and the ground.

Condition & Recommendations

The visible gutters and leaders are **in satisfactory condition**.

The following conditions were evident:

- All leader outlets empty next to the building and its foundation. All leader outlets should be extended 12 or more feet away from the foundation. Do not allow water to drain next to or pond near the foundation.

Grading

General Note:

The proper control and management of the water drainage around the building foundation and on the property is a key to minimizing water entering into the basement and other lower-level areas. Allowing water to accumulate at or near the foundation of the building can result in problems with the foundation walls and footings. The probability of water penetration and /or damage to the foundation decreases when there is less water in the ground next to the foundation.

On This Property

Site Drainage

The land around this house has a general site drainage that is from:

- side to side.
- rear to front.

Low areas

Low ground areas, noted below, presents a place for water to accumulate or pond. Do not allow water to pond around or near the building and its foundation, as previously mentioned in the Gutters and Leaders section. The probability of water penetration and/or damage to the foundation decreases when there is less water in the ground next to the foundation.

There are low ground areas at the left side. Left is determined by looking at the front of the house from the outside.

Next to the Foundation

The slope or pitch of the ground near the building is flat or is sloped toward the foundation. This is not a good condition.

Recommendations

Re-grading is needed at the following areas:

- The grading around the building should slope away from it and the foundation.
- Re-grading of the ground near the foundation and filling in of low areas is required to obtain the needed slope for proper drainage. Do not allow water to accumulate or pond next to the building and its foundation.

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House & Road

The house is located above the road or street surface.

Window Wells

Window wells are needed at some basement windows for the proper implementation of re-grading the ground for water drainage. It is recommended that a window well be installed at the basement windows in the following locations:

- right side.
- left side.

Basement window wells need gravel for proper drainage. The gravel should be six inches deep and the top of the gravel should be five to six inches below the bottom of the basement window sill. This is an important part of the drainage and water management system around the building and its foundation.

Window well covers should be installed. They are required to help prevent the collection of rain water and snow in the window wells. Do not seal window well perimeter. This will allow ventilation of window well. Ventilation is important to minimize the damp environment that encourages wood rot and rust.

Landscaping

Shrubs and Trees

Shrubs and trees on this property are in **satisfactory condition**.

The following conditions were evident:

- Pruning is suggested in the spring time. Some trees and shrubs require removal of both dead branches and over-abundant growth.
- Dead branches are evident on some of the trees. They are more prone to being blown off during a storm and present a hazard. It is recommended that all dead branches be removed in the spring time or as soon as weather conditions permit. Numerous dead branches on a tree can be an indication of an unhealthy tree. Have such trees checked by a tree specialist or arborist. A county service is available through a local Cooperative Extension, which is part of the Department of Environmental Conservation. They can be found in your telephone book under the county listings. They can offer you some advice on your trees and shrubs at a nominal cost.

Lawn

The lawn areas are in **satisfactory condition**.

The following conditions were evident:

- Some areas of the lawn have little or no grass. Bare soil areas should be seeded and fertilized. Grass adds to the appearance of the property and has a useful purpose in water management on the property by helping to prevent soil erosion.

Fence

The wood fencing is stockade.

The metal fencing is chain link.

Condition & Recommendations

The chain link and wood fencing is in **satisfactory condition**.

It May Not Belong

Some of the fencing may belong to the adjacent property or properties. Ask the homeowner about this. Do this prior to the closing of contract or at the time of your choosing.

Paved, Masonry & Deck Area

Driveway Surface(s)

The visible driveway/parking surface or surfaces are:

- concrete.

Condition & Recommendations

The driveway/parking surface or surfaces are **in satisfactory condition.**

The following conditions were evident:

- fill in of cracks with driveway crack sealer over time.

Walk Surface(s)

The visible walk or walks are made of concrete.

Condition & Recommendations

The walk surface or surfaces are **in satisfactory condition.**

The following conditions were evident:

- fill in and seal cracks over time.

Entrance Surface(s)

The visible entrance landings and steps to this property and building are made of wood.

Condition & Recommendations

The entrance landing and step surfaces are **in satisfactory condition.**

The following conditions were evident:

- It is recommended that a handrail be installed at the front steps for safety reasons.
- The deck railing at the front entrance landing has missing balusters. Additional balusters spaced no more than 4-inches apart to prevent children from falling off the deck are needed at this time or at a time of your choosing . This is a safety issue.
- It is recommended that a railing be installed at the rear steps for safety reasons. Most municipalities require railings when there are three or more steps.

Patio Surface(s)

The visible patio area or areas on this property are made of concrete.

Condition & Recommendations

The patio surface or surfaces are **in need of maintenance**.

The following repairs are needed at the patio surface or surfaces when weather permits or at a time of your choosing:

- fill in and seal cracks.
- fill in and seal open joints.

Deck Visibility

Visible inspection of the deck or decks was limited.

Wood decking is close to the ground and visibility to the area under the deck or decks was limited due to the following:

- less than 12 inches clearance between the deck and the ground in some areas.

Decking Materials

The deck flooring, railings and steps on this property are made of lumber.

Condition & Recommendations

The visible and accessible areas of the wood decking, railing, and stairs are **in satisfactory condition**.

The following conditions were evident:

- Applying a wood preservative and mildew preventive to deck and stair surfaces (top and underside) is suggested at this time or at a time of your choosing . This will help prevent mildew and damp rot and will prolong the useful life of the wood members.
- The wood decking and steps at the rear has been painted. Paint does not protect wood as well as a wood preservative and mildew preventive do. Paint seals the wood and does not allow it to breath. The useful life of a painted wood surface is greatly diminished.

Deck Floor Joists

The visible floor joists under the deck or decks are made of:

- wood, dimensional lumber.

Condition & Recommendations

Visible deck joists are **in satisfactory condition**.

Deck Ledger Plate

The visible ledger plate or plates under the deck or decks are made of wood, dimensional lumber.

Condition & Recommendations

The visible and accessible deck ledger plate or plates were visually checked and are **in satisfactory condition**.

Section 3: General Utilities

Electrical

General Note:

This is not a code-compliance inspection. Electrical codes can be different for each municipality; it would be impossible to know them all. Therefore, the **Safety Concerns** section of the inspection report points out items that are not in compliance with good electrical practices, or are a safety concern, and are not to be interpreted as code non-compliance issues.

The amount of electricity that a home needs is measured in amperes. The appliances, lighting and electrical conveniences in the home set the minimum amount of electricity that is needed.

- A home equipped with a gas range, water heater, clothes dryer and central air conditioning along with the usual lighting and small appliances, needs a 100-ampere service as a minimum.
- A home equipped with an electric range, water heater, clothes dryer and central air conditioning along with the usual lighting and small appliances, needs a 150-ampere service as a minimum.
- A home with all electric appliances, the conveniences mentioned above, and electric heating, needs a 200-ampere service.

The term, 120/240 volts, is also used along with the amperes. For electricity to flow through wiring it must be under pressure the same way water must be under pressure in a pipe. The electrical pressure is measured in volts. Modern homes receive 240 volts of electrical power. Most household appliances operate on 120 volts; electric ranges/ovens, clothes dryers and water heaters require 240 volts.

In This Home

Size of the Service

There is a 200-ampere 3-wire single-phase 120/240-volt service installed. This is common for a residential service of this age.

Is The Size Adequate?

The size of this service **is adequate** for this house and the electrical equipment being used at this time.

Electric Panels

The main electric panel is an updated circuit breaker panel.

A fused sub-panel is located at the main electrical panel area.

The number of circuits is just adequate for the size of this house and today's convenience standards. It is recommended that additional circuits be installed as needed.

Circuits at the electric panel or panels **are not labeled**. Identifying which circuits feed various appliances and lighting needs displays safe and convenient management of your electrical panel. Identifying and labeling the circuits can be done by a qualified/licensed electrician or yourself. A review of the panel with the present owners may be helpful. **Working with electricity can be hazardous. Do not do any electrical work no matter how minor it seems unless you are qualified to do so. When in doubt, call a qualified/licensed electrician.**

Outlets/Switches/Fixtures

It is recommended that the following electrical devices and fixtures be updated at this time or at a time of your choosing **which may require additional circuits to be added:**

- Wall light fixtures which are operated by a switch or pull chain on the light fixture.
- Ceiling lights that are operated by a pull chain.

There are insufficient electrical outlets in some rooms. This is inconvenient and leads to the use of extension cords. Extension cords are not recommended because they are often misused. Extension cords are meant for temporary use. Overloaded extension cords can overheat and cause fires.

Window and through-the-wall mounted air conditioning units should have their own electrical outlet on a dedicated circuit. Determining if the existing outlets used for individual air conditioning units are on dedicated circuits is not part of this inspection. This should be verified by a qualified/licensed electrician.

Interior Wiring

Very little of the electrical wiring in this home is visible because of finished areas.

- Accessible outlets were spot-checked for proper grounding and polarity. A minimum of one outlet per room was checked. Furniture was not moved, and some small appliances were not unplugged to check outlets. Not every electrical outlet in this building was checked. **Some of the outlets that were checked were not grounded and/or properly polarized.** See the Safety Concern comments below for more information.

Main Electrical Disconnect

There is a single main disconnect circuit breaker located in the main electric panel. This disconnect device is used to turn off all electrical power to the house.

Service Wire to the House

The wires providing electrical service enter the house from above ground and are in **satisfactory condition**.

Service Entrance Wire Material

The service entrance wires visible at the main electric panel are made of aluminum. This is normal and acceptable.

Grounding of the Electrical Service

A visual examination of the main electric panel and wiring was done. It was noted that the electrical service is properly grounded to the water service pipe to the house and also to a grounding rod in the earth.

Electric Meter

The electric meter for this house is located at an outside area.

Safety Concerns

The electrical system was visually inspected at accessible and visible areas only, and appears to be **in need of maintenance** in those areas. The following unsafe or questionable electrical practices were found. They should be corrected as soon as possible. Items that can be corrected by the home owner will have an **(HO)** designation next to them. Items that must be corrected by a qualified/licensed electrician will have an **(LE)** designation next to them. Working with electricity can be hazardous. Do not do any electrical work, no matter how minor it seems, unless you are qualified to do so. When in doubt, call a qualified/licensed electrician:

- There are openings in the electric service panel or panels. Electrical panels should not have any openings **(LE)**.
- Open electrical junction box or boxes were evident **(LE)**.
- Exposed wires were evident **(LE)**.
- Loose hanging wires were evident **(LE)**.
- Extension cords were evident. An extension cord is intended only for temporary use - do not leave it plugged in. Do not run one under a rug or where it may be stepped on or tripped over. Do not use them for lights inside of closets **(HO)**.
- The garage door opener has been installed using extension cord wiring. The electrical cord from the garage door opener should go directly to a properly wired electrical outlet mounted near the unit **(LE)**.
- Electrical outlets are missing cover plates. This presents danger of getting an electrical shock. Electrical outlet covers are an important low-cost item **(HO)**.
- Romex wiring is installed at areas where it can easily be mechanically damaged **(LE)**.
- When the house is unoccupied, all the older two-prong electrical outlets should be upgraded to the three-prong grounded type. All the outlets can be corrected for proper grounding at that time **(LE)**.

- Open electrical grounds were found at some of the electrical outlets in the house (see Important Note below). Not every outlet in the house could be checked. When the house is empty, all electrical outlets should be checked by a qualified/licensed electrician and corrected as needed (**LE**).

 - Reverse polarity was found at some of the electrical outlets in the house (see Important Note below). Not every outlet in the house could be checked. When the house is empty, all electrical outlets should be checked by a qualified/licensed electrician and corrected as needed (**LE**).
- Ground-Fault Circuit-Interrupt protected outlets (GFCI's) **were not found** in areas that should have them; they are listed below:
- Kitchen electrical outlet or outlets. Electrical outlets in this kitchen that should be GFCI protected are not. For safety, outlets within six feet of the sink should be GFCI protected outlets (**LE**).

 - Bathroom electrical outlet or outlets. Electrical outlets in the bathroom or bathrooms that should be GFCI protected are not. For safety, outlets within six feet of the sink should be GFCI protected outlets (**LE**).

 - Garage area electrical outlet or outlets. All of the electrical outlets in the garage should be GFCI protected (**LE**).

Important Note:

Items noted to be taken care of the by either the homeowner or a qualified/licensed electrician are intentionally not itemized or the specific locations given because:

- Similar conditions may exist and may not have been seen or found at the time of the inspection.
- The house was furnished and not all outlets were visible or accessible.
- There was extensive furniture and storage in the house and not all outlets were visible or accessible.

NOTE: If the report referred to a specific number of items to be checked or corrected only those items will be addressed. The electrician is to check **the entire house** for additional condition types noted with **(LE)**. The homeowner is to check the entire house for additional condition types noted with **(HO)**. This work is best done after the house is empty and prior to the closing of contract. It may not be possible to have this done prior to closing. In that case, it is recommended that the contract read that the electrical system and all its components will be in proper operational condition for a reasonable amount of time, say 30 days, after the house is occupied or the present owners will do what is necessary to make it so. This would give you 30 days to ensure that any electrical issues can be properly identified and dealt with.

Heating System

Zoning

This house has three heating zones. This means that there are three thermostats to control the temperature of the following areas:

- first floor areas.
- second floor areas.
- basement areas.

This multi-zone arrangement is effective for a house of this size, however keep in mind that rooms farthest from the heating system will be cool. House insulation, the condition of the windows, and the location/orientation of the rooms are all factors that contribute to the comfort in all areas.

Thermostats

Three automatically adjusted clock/programmable thermostats are installed. Programmable thermostats will result in heating fuel savings. The temperature settings can be programmed to suit your living schedule and comfort. Varying the temperature settings more than five to seven degrees however, will not result in greater heating fuel savings.

Distribution

Heat in this house is delivered through a combination of heating supply devices, which include:

- Hot water baseboard convector radiators that are located near the floor, where natural convection will cause the air to rise and warm the outside walls and the room. Not all outside walls have baseboard units. For effective heating, do not cover baseboard units with draperies or block them with furniture. If placing furniture in front of a baseboard unit cannot be avoided, position the furniture at least six inches away from the wall. It is recommended that the baseboard units be vacuumed several times during the year so dust does not block the flow of air through them.

- Recessed or covered convector radiators. Cool air enters the bottom opening in the cover. It is heated by the fins on the convector and rises. The heated air rises and exits through the top opening in the cover and warms the outside wall. Not all windows and outside walls have radiator coverage. For effective heating, do not cover radiator units with draperies or block them with furniture. If placing furniture in front of a radiator unit cannot be avoided, position the furniture at least six inches away from the radiator. Vacuum the radiators several times during the year so dust does not block the flow of air through them.

Heat Flow

Heat was noted at all heat distribution units at the time of this inspection.

Type of Heating System

Heat is provided by a hot water system. The hot water is distributed by a circulating pump or pumps. The system should be bled at the beginning of each heating season. This will remove trapped air from the system and radiators. This can and should be part of the annual service:

- The circulating pump or pumps were operational and **in satisfactory condition.**

Type of Heating Fuel

The main heating system is oil fired. Annual maintenance should include; testing combustion efficiency, carbon monoxide leak test, cleaning and adjusting of the burner unit, cleaning the fuel passages, combustion chamber and vent pipe, checking of the firebox lining, and checking the primary controls at the burner and the flue stack.

The main shut-off for the gas service to this house is:

- at the gas meter or meters located in the basement. The inspection of gas meter or meters, their piping or other components, and checking them for leaks is not part of this inspection.

Location of Fuel Oil Tank or Tanks

The fuel oil tank or tanks for this house are located outdoors, above ground. **The inspection of the outdoor, above ground, fuel oil tank or tanks, their piping, tubing, or other components, and checking them for leaks is not part of this inspection.**

Possibility of Buried Oil Tank

- This house has been around for many years, it may have had a buried fuel oil tank at one time.** Check with the present owners and local municipal records to find out if there ever was or still is a buried fuel oil tank on this property. If there was, *was it abandoned or removed in compliance with the local municipal requirements?* If there still is a buried oil tank, ask what its storage capacity is.

Total Storage Capacity is Important

All fuel oil tanks or total storage capacity on a residential property over 1100 gallons must be registered with the Department of Environmental Conservation (DEC). The inspection of oil tanks and verifying their storage capacity is not part of this inspection.

Heating System Visibility and Accessibility


The exterior areas of the heating system unit or units were fully visible and accessible.

Boiler

The boiler was operational. It was turned-on for at least 30 minutes and visually inspected.

The combustion chamber and heat exchanger were not visible or accessible. Extensive rust was noted at the external jacket.

The unit has been replaced; it is not the original heating system. Heating industry experience and manufacturers standard materials predict that this unit has a life expectancy of a 25 to 30-year period.

-  The estimated age of the boiler is 40 +/- years. This unit is past its normal, expected life span. While it is not possible to determine the actual end of the useful life of this equipment, **replacement of this unit should be anticipated and budgeted for in the near future.**

Heating Capacity

The heating capacity of the boiler is estimated to be adequate for the size of the areas being heated.

Safety and Service Concerns

The heating system was visually inspected at accessible and visible areas only, and appears to be **in need of maintenance**.

A qualified/licensed service company prior to closing should service this heating system. The inspector is not heating equipment specialist. The service should check the system for its proper and safe operation. It should be extensive and include, but not be limited to, the combustion equipment and flue chamber, heat exchanger, controls, gauges, and safety devices. All repairs should be made as needed and documented. The documentation should include a general statement about the system, its condition, and an efficiency rating. Appropriate recommendations should be noted. Good maintenance of any equipment is the best assurance of its safe operation and getting the longest possible use out of it.

The following services should be performed and/or unsafe/questionable conditions checked and corrected as needed:

- General cleaning and preventive maintenance.
- Efficiency test performed between the combustion chamber and the flue. If the efficiency is below 75%, it is recommended that the unit be replaced for economy.
- Carbon monoxide leak test should be performed on the heating equipment.
- It is recommended that carbon monoxide and smoke detectors be installed as soon as possible after moving into the house. The recommended locations are the heating equipment room, at the head of each set of stairs, and in each bedroom.

Carbon monoxide detectors are to be provided as part of the Real Estate transaction in compliance with New York State law.

- The seal at the flue/chimney penetration is not tight.
- The operating pressure noted at the boiler's pressure gauge is high. It is either close to, or at the relief-valve release set point.

- There is no remote electric shut-off switch for the heating system. This is required by some municipalities.
- There is an odor of combustion fumes when the heating system goes on. Find out the source and correct as needed.
- There is no fire stop above the heating system and/or the water heater area. This is required by most municipalities. Check with the local building inspector's office to find out what the specific requirements are, if any, for a fire stop above these areas.
- There is not enough ventilation in this utility room for safe and efficient combustion in the heating system and/or water heater. It is recommended that there be 1 square inch of open area of outside ventilation for each 1,000 BTU of heating capacity. For example, 145,000 BTU furnace + 45,000 BTU water heater = total 190,000 BTUs. To get the required ventilation, drop the last three zeros 190,000 becomes 190, the minimum number of square inches recommended for ventilation.

Note: The existing ventilation conditions may meet local municipal requirement however they are intended to be minimal requirements and it is suggested that the above recommendations be implemented for safety reasons.

Heat Piping

The heat piping is not properly supported in some areas. A qualified/licensed plumber should review the piping system and provide the proper type and number of pipe supports where needed.

Pipe Insulation

Not all of the heat piping is visible. None of the visible piping is insulated. It is recommended that all accessible heat piping be insulated for energy conservation and people protection.

Plumbing Systems

Hot Water

Domestic hot water is provided by a separate 50 gallon, gas-fired, water heater. This unit is adequately sized for an average family and the number of plumbing fixtures installed in this house.

The unit is aged and estimated to be at the end of its expected life span. The information on the manufacturer's identification plate indicates that the unit was manufactured in 1987. While it is not possible to determine the actual end of the useful life of this equipment, **replacement of this unit should be anticipated and budgeted for in the near future.**

Condition & Recommendations

The water heating unit was visually inspected and is **in need of maintenance.** The unit should be serviced by a qualified/licensed plumber and the following conditions corrected at this time:

- The water heater flue vent pipe is incorrectly sloped; it should slope towards the water heater to allow for proper venting of combustion gases.
- The heating system and the water heater are fired by different fuels and are connected to the same chimney flue. The installation/relationship of the two chimney penetrations is not in accordance with good building practice and can create an unsafe condition. The flue from the gas-fired equipment should be nine (9) or more inches above the flue penetration from the oil-fired equipment. This installation should be corrected at this time. Some municipalities require a certificate of compliance for this installation.
- The elbows or bend in the flue pipe must be a maximum of 45-degrees except one of 60-degrees. The existing flue pipe has 90-degree elbow or elbows in it. These guidelines are required by most municipalities. This condition should be corrected at this time.
- The gas line to the water heater has galvanized pipe and/or pipe fitting in it. This is not allowed by the gas company and most municipalities. All of the gas piping has to be black iron pipe. This condition must be corrected at this time.

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Domestic Water Supply

The domestic water service-entrance line, from the water company is made of copper. Copper was first used in 1932. It has a life expectancy of 60 or more years; however, acidic water can reduce this life expectancy to 20 or 30 years.

Condition & Recommendations

The water service-entrance line was inspected at visible and accessible areas only, and appears to be **in satisfactory condition**.

The following conditions were evident:

- Water pressure and volumes were visually checked at several fixtures. The water pressure is satisfactory.
- There is only one (1) shut-off valve on the water service-entrance line. It was checked for operation and was found to be free. Since this is the only in-house means of turning off all the water to the building, it is recommended that a second valve be installed as a backup. One valve on each side of the water meter is a standard practice.
- There is no pressure regulator evident on the water service-entrance line.

Water Meter

The water meter for this house is located in the basement area.

Water Testing

Recently, the Environmental Protection Agency (EPA) cited lead as one of the most common and potentially dangerous drinking water contaminants in the United States. Lead is a deadly, cumulative poison, especially toxic to young children. It is suggested that the water be tested for lead contamination if any of the following conditions exist in this building:

- Copper pipe and building constructed before 1986.
- Lead service entrance water line.
- Well pump components include parts that contain lead.

Drinking Water

It is suggested that as normal practice you let the water run for 45-seconds or more before drinking or using for general use if it has been dormant for several hours. This is applicable to all types of water systems.

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Water Piping Visibility

Very little of the domestic water-supply piping is visible or accessible due to finished areas.

Water piping concealed behind walls, above ceilings, and under floors cannot be checked. Riser pipes were not visible.

Visible sections of the interior water-supply piping have been updated to copper. This material has been used since 1932. It has a life expectancy of 60 or more years; however, acidic water can reduce this life expectancy to 20 or 30 years. Occasional maintenance repairs should be anticipated. In a house of this age, brass and/or galvanized steel piping may still be in use.

Pipe Size

The size of the internal domestic water piping is mixed, 1/4, 1/2 and 3/4-inch. This is common and is judged adequate for water pressure and volume to most plumbing water fixtures. However, there can be problems with any given fixture that will affect the water pressure and volume. All operating fixtures are tested for operational conditions and apparent deficiencies are noted in this report.

Condition & Recommendations

The domestic water-supply piping was inspected at visible and accessible areas only, and appears to be **in satisfactory condition** in those areas.

The following conditions were evident:

- Some plumbing fixtures are old but operational. Maintenance repairs can be expected from time to time, with plumbing fixtures of this age and type.
- The water piping is not properly supported in some areas. A qualified/licensed plumber should review the piping system and provide the proper type and number of pipe supports where needed.

Waste Piping Visibility

Very little of the waste piping is visible or accessible due to finished areas.

Waste piping concealed behind walls, above ceilings, and under floors cannot be checked. Riser pipes were not visible.

The interior waste piping system was visually inspected at accessible and visible areas only. The waste piping system is a mixture of **galvanized iron, cast iron and PVC plastic**. Maintenance repairs should be anticipated from time to time. Periodically check for hairline cracks, excessive corrosion, and leaks in the pipes. For materials of this type and age you should anticipate repairs from time to time. Failures are more likely to occur in very old sections of pipe. This is typical for a house of this age.

Some municipalities do not allow the use of PVC plastic (Polyvinyl Chloride) or ABS plastic (Acrylonitrile Butadiene Styrene) material; check with the local building department or town engineer/inspector. Do this prior to the closing of contract.

The trap for the main sewer line is located in a pit.

The floor of the pit is dirt. This allows moisture penetration and is an area that is vulnerable to wood destroying organisms (i.e., termites). It is suggested that the floor of the pit be covered with concrete. This can be done inexpensively by using Sakcrete Sand & Concrete mix. Do not cover the trap and clean-out access covers.

The sewer trap and clean-outs are sealed.

Waste System

Based on visible observations and inquiries made with the owner and/or real estate agent, it appears that the building is connected to a municipal sewer waste system; however, this cannot be accurately determined during a short one-time home inspection and is not part of this inspection. It is therefore suggested that you check with the local municipal officials to determine whether the building is connected to a municipal sewer system or an on-site waste disposal system (i.e. cesspool, septic tank, etc.) If the building is connected to an on-site system, it is recommended that a septic system professional check it prior to closing of contract.

Condition & Recommendations of Waste Piping System

The domestic waste piping system was inspected at visible and accessible areas only, and appears to be **in satisfactory condition** in those areas. No leaks were visible or apparent at accessible waste pipe surfaces and joints. Piping that is concealed behind walls, above ceilings, and under floors cannot be checked and is not part of this inspection.

Section 4: Structure

Basement

Stairs

Visible areas of the basement stairs are **in satisfactory condition**.

The following conditions were evident and need to be taken care of at this time or at a time of your choosing :

- A handrail is needed at the stairs to the basement for safety reasons.
- It is recommended that there be a railing installed on the open side or sides of the basement stairs for safety reasons. The railing will need balusters spaced no more than 4-inches apart to prevent children from falling through. This is a safety issue.
- The ceiling at the bottom of the basement stairs is too low. An average height person will hit their head. This is safety issue.

The basement stairs are sloped slightly. This is normal for a home of this age and is not a concern.

Visibility

The basement area foundation walls, wall and ceiling framing, and floors were only partially visible. Part of the basement has been finished.

There was extensive storage in part of the basement. **It is recommended that the area be inspected again, by you, after all the storage has been removed. Do this prior to the closing of contract.**

Floor Material

The visible basement floor is concrete.

Condition & Recommendations

Visible areas of the basement floor surface or surfaces are **in satisfactory condition**.

The following conditions were evident:

- There are minor cracks in the concrete floor. Cracking is normal in a large concrete floor. All cracks should be sealed with caulking material to help keep out moisture, bugs, and/or termites.
- One or more holes in the basement floor area should be filled with gravel and patched with concrete.

Bearing Walls

The visible bearing walls are constructed of masonry block.

Condition & Recommendations

The visible areas and surfaces of the bearing walls in the basement are **in satisfactory condition**.

The following conditions were evident:

Cracks

A crack or cracks were evident in the basement bearing wall or walls. Cracks can occur for many reasons. It is not possible to make any conclusions on a single, short-duration inspection. Seal any cracks with a non-hardening type caulking material and monitor over a full-year period. If any further movement occurs, contact this company or a structural engineer. Taking photographs will be helpful when monitoring the crack or cracks for possible changes. Include a measuring tape in the photographs, position the tape next to and across the crack. This will help to document the width, length and shape of the crack.

The following was evident in one or more visible areas of the bearing wall or walls:

- stair step cracks in the masonry block bearing wall or walls.

No lateral movement was observed at the crack or cracks in the bearing walls.

Columns

The support column or columns in the basement are:

- Wood posts.
- Steel pipe filled with concrete which are commonly called Lolly columns.
- ⌚ Temporary, adjustable jack-type, support columns have been installed in the basement. These columns are not intended to be used as permanent support columns. It is suggested that they be replaced with steel Lolly columns. Lolly columns are steel pipes filled with concrete. The base of the columns must rest on proper concrete footings.

Condition & Recommendations

The visible and accessible column or columns in the basement were visually inspected and probed at accessible areas and are **in satisfactory condition**.

Girders

The girder or girders in the basement are made of:

- wood, dimensional lumber.

Condition & Recommendations

The visible and accessible main support girder or girders in the basement were visually inspected and probed at accessible areas and are **in satisfactory condition**.

The following conditions were evident:

- Visible main support girder or girders are minimal size by today's building standards. See General Comments for additional comments.

Floor Joists

The visible floor joists in the basement are made of:

- wood, dimensional lumber.

Condition & Recommendations

The visible and accessible floor joists in the basement were visually inspected and probed at accessible areas and are **in satisfactory condition**.

Sill Plates

The sill plate or plates in the basement are made of lumber.

Condition & Recommendations

The visible and accessible sill plates in the basement were visually inspected and probed at accessible areas are **in satisfactory condition**.

The following conditions were evident:

- A section of sill plate at the front of the house has been replaced. A Certificate of Occupancy ('C of O') is typically required for this type of work. A 'C of O' is issued by the municipality. It certifies that the work was reviewed by the municipal engineer or inspector and accepted as being done correctly and in compliance with local building codes. Ask the owner for the 'C of O' for this modification. It should be transferred to you at the closing of title.

Wall and Ceiling - Surface Material

The finished basement area walls are made of:

- plasterboard, sometimes referred to as sheet rock.

Cracks, nail pops, dimples, and seam outlines were visible at wall and ceiling surfaces. This is common for this type of material. They are considered cosmetic. Normal patching and repairing of these areas is required prior to painting.

Wall and Ceiling - Surface Finishes

The basement wall and ceiling surfaces are painted.

Condition & Recommendations

Visible areas of basement wall and ceiling surfaces are in **satisfactory condition**.

Lead Paint Warning: See general note #4 at the end of Section 5 for more information about lead based paint in houses built prior to 1978.

Windows

The type of windows that are installed in the basement areas are vinyl slide.

Basement windows **were not opened as part of this inspection**. They are seldom used and are difficult to open. They are even more difficult to close.

WARNING: Do NOT use the basement as a bedroom or sleeping room:

- Appliances that vent combustion gasses (i.e. water heaters, boilers, clothes dryers, etc.) located in the basement are a potential source of carbon monoxide gas, which is health and life threatening. **Failure to heed this warning could result in a fatal incident.** See additional comments in the Heating section for more information.
- There is only one entrance to this basement; there is no second means of egress (a way out). This presents a fire safety concern. This space must not be used as a sleeping area. It may not comply with local municipal requirements. Check with local municipal officials. **Do this prior to closing of contract.**

Mold

The visible conditions exist which indicate that water/moisture infiltration has occurred or is occurring. **Although, at the time of the inspection there were no visible signs of mold growth, there were conditions evident that are conducive to mold growth. Mold could be present in areas not readily visible. See additional comments in the Seepage section.**

Seepage

Efflorescence

Efflorescence was evident on some surfaces, they are noted below. Efflorescence is an indication of moisture/water accumulation at the foundation wall. Efflorescence is common in most basements and/or crawl spaces. The most common causes of moisture/water at the foundation wall are overflowing gutters, down spouts (leaders) draining next to the foundation, and the ground being flat or sloped toward the foundation. See the Grading section of this report for additional information and suggestions.

Efflorescence was noted on the basement wall or walls.

Limiting Factors to Seeing Evidence of Water Intrusion

Some of the basement area has been finished. Evidence of water seepage and major flooding conditions were not visible or apparent at the time of this inspection. Evidence of prior water/moisture problems may be hidden by finished surfaces. However, even if the area was not finished, it is difficult to determine during a short, one-time inspection if seepage has occurred or will occur, how much, and at what times, if any.

What Should You Do? In this situation, you should focus on the most common causes of water intrusion into a house of this type. Common causes include but are not limited to overflowing gutters, down spouts (leaders) draining next to the foundation and the ground being flat or sloped toward the foundation. There are other extreme causes such as; the property is situated in an area that is part of the natural drainage of the surrounding land, the property has an underground stream on it, or extreme weather conditions. See the Grading section for additional information and suggestions.

Opinion

Moisture and/or water seepage evidence **is not indicative of major flooding conditions**. However water intrusion into the lower-level areas can be anticipated after heavy rains, days following heavy snow fall, spring time snow and ice melts, and during other extreme and unpredictable conditions. Exterior drainage conditions change yearly and even from season to season. See the Gutters and Leaders and Grading sections and the Wet Basement addendum.

- Implement the gutter, leader, and grading recommendations for proper drainage control outlined in the Gutters and Leaders and Grading section and in the Wet Basement addendum.

Dehumidifier Suggested

Installing a dehumidifier at the lower-level areas is strongly suggested. It will reduce mildew, fungus growth and condensation. All basements, crawl spaces, and lower level areas will have a certain amount of dampness because they are completely or partially below the ground. Dampness is likely to be more obvious during the summer months.

Questions and Answers about Past Water Intrusion

The homeowner was not available to answer questions about water intrusion. Ask the owner if they have ever had water in the basement. Ask the owner if there was any water penetration into the house during or after the 1999 Hurricane Floyd.

Ask neighbors what happened during hurricane Floyd and who got water in their homes and who did not. **Do this prior to the closing of contract.**

The Importance of Exterior Drainage

Exterior drainage is important to minimize the probability of water entering the lower-level areas. The following conditions have a contributing effect to the possibility of water entering the lower-level areas and should be considered when implementing drainage control recommendations given in this report. See the Gutters and Leaders, and Grading section and the Wet Basement attachment for additional information.

Contributing Factors:

- There is a high water table in this area. This is normal for this area of the country. Be sure to implement all of the recommendations in the Gutters & Leaders and Grading sections of this report.
- Basement windows are installed. They are a potential source of water seepage into basements. They need to be properly installed and maintained. See the Grading section for additional information and suggestions.

Conditions Conducive to Mold

Visible conditions exist which indicate that water/moisture infiltration has occurred or is occurring. **The following conditions, which are conducive to mold growth, were also evident. Although there are no visible signs of mold growth, the following conditions are conducive to mold growth that may be present in areas not readily visible:**

- Efflorescence at basement foundation wall.
- Insufficient basement ventilation.

The following conditions that could allow water penetration and subsequent mold in areas not readily visible were also evident:

- Poor grading.

What should you do? Conditions change over time and mold can appear in as short a period of time as 48 hours to 7 days. It is recommended that when the contents of the house have been removed, you walk through the house and look for signs of discoloration on wall, floor and ceiling surfaces. **Do this before your final pre-closing walk-through in order to give yourself enough time to have further investigation work done if needed. You can call our office with questions at any time.**

Attic Area

Access

Pull-down stairs were used to access the main attic.

The pull down attic stairs are **in satisfactory condition**.

There is no access to some attic areas, they are noted below. **If at all possible and practical, it is suggested that an access opening be installed so that existing conditions can be checked by you (insulation, ventilation, damp rot, termite damage or infestation etc.). Do this prior to closing of contract.** See insulation comments below on the proper type and location of attic insulation.

There is no access to:

- attic area between the ceiling and the enclosed porch roof. This is typical in this type of roof design.

Visibility

Full visibility was possible at the main attic area.

Rafters in the Main Attic

The roof rafters in the main attic areas were not covered. Accessible rafter and sheathing surfaces were visible.

Condition/Recommendation

Visible and accessible roof rafters in the main attic are **in need of maintenance**.

The following conditions were evident and need to be taken care of at this time or at a time of your choosing :

- ⌚ Collar ties were missing at the roof rafters in the main attic area or areas. Collar ties are wood members that are positioned horizontally just below the peak of the roof and nailed to the roof rafters. These are important structural components and should be installed by a qualified carpenter. It is recommended that you have a qualified/licensed contractor who is experienced with servicing roof rafters determine the extent of the work needed and costs. Obtain a written report and estimate for all recommended work. **Do this prior to the closing of contract.**

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Always get estimates from three different contractors. Estimates should include a description of the work to be done and a fixed price.

A Certificate of Occupancy ('C of O') may be required for this type of work. A 'C of O' is issued by the municipality. It certifies that the work was reviewed by the municipal engineer or inspector and accepted as being done correctly and in compliance with local building codes.

- Roof rafters in the main attic area or areas are undersized by today's standards. See the General Comments section for additional comments.
- The spacing between the rafters in the main attic area or areas is greater than 16-inches on-center. This is not in accordance with good building practice. Check with local municipal officials in the building department to determine if this condition was acknowledged and accepted by them when the Certificate of occupancy was issued for the house. Do this prior to closing of contract.
- Water stains were evident on roof rafters and roof underlayment surfaces in main attic area or areas. The accessible water stains were tested with a moisture meter. All readings were zero.

Sheathing in the Main Attic

The roof sheathing in the main attic areas were not covered. Accessible sheathing surfaces were visible.

Condition & Recommendations

Visible and accessible areas of roof sheathing in the main attic are **in need of maintenance**.

The following repairs are needed at the sheathing surface or surfaces at this time or at a time of your choosing :

- ⌚ The roof sheathing in the main attic was damaged in some areas (i.e. broken tongue & groove boards). The damaged areas should be reinforced or replaced. The degree of damage and needed repairs cannot be determined as part of this inspection because it is a non-destructive examination. A qualified/licensed carpenter should be called to probe and evaluate the degree of damage and needed repairs.

Always get estimates from three different contractors. Estimates should include a description of the work to be done and a fixed price

- The roof sheathing in the main attic area or areas was water stained. The water stains were dry. Wetness was determined by visual observation. Moistness was determined by moisture meter readings. All readings were zero.

Main Attic Floor Joist - Visibility Limitations

Floor joists in the main attic area or areas are not fully visible due to the following conditions and the ceiling surface of the areas below and insulation at these areas are also not visible:

- partial wood flooring.
- insulation installed on top of or between them.

Condition & Recommendations

Visible and accessible floor joists in the main attic are **in satisfactory condition**.

Insulation - Main Attic

Insulation has been installed at the main attic area or areas; it is loose cellulose.

Adequate

The insulation in the main attic area or areas is adequate and meets today's insulation and energy-saving guidelines. Full insulation in the attic can cut down the home's heat loss. Insulation pays for itself in a short time by reducing heating fuel usage. In the summer, insulation will save electricity by reducing air conditioning capacity requirements.

Recessed Lights

Recessed light fixtures extend through the floor in the main attic area or areas. They must not have insulation next to or over them. This would be a fire hazard unless they have a specially insulated housing.

Insulation/Inaccessible Areas

Insulation in exterior walls could not be verified. However, based on the age of the building and insulation observed in accessible places, it is most likely that insulation is installed in the exterior walls of the house.

Attic Door

The door to the attic should be insulated and weather-stripped to save heat.

Proper Location for Attic Insulation

The proper location for attic insulation is on wall, floor, and ceiling surfaces that face the heated living space. The following are suggested minimum fiberglass insulation thickness and "R" values. The "R" value is a measure of the resistance to heat transmission. A higher "R" value means better insulating capability:

- At attic floor area - 9 inches (R-30) with the vapor barrier (the paper/foil backing) facing down toward the heated living space.

Ventilation

Ventilation in the main attic area or areas is adequate.

Vents That Should Not Exhaust Into the Attic

The exhaust fan from the bathroom vents directly into the attic. This is not a good condition. It is recommended that this fan be ducted to the end wall or roof so it is vented directly to the outdoors.

Electric Power Vent

It is suggested that a power attic vent be installed in the main attic and be controlled by a thermostat located in the attic. This fan reduces the high temperature that occurs in the attic space during the summer. Reducing the air temperature in the attic has several benefits: reducing the heat load on air conditioning equipment (if installed), contributes to extending the useful life of the roof shingles, and reduces attic moisture.

Electrical Concerns

The following electrical conditions were evident in the attic; see the Safety Concerns in the Electrical section for additional comments. Similar conditions may exist and may not have been seen or found at the time of the inspection. If the report referred to a specific number of items to be checked or corrected only those items will be addressed. The electrician is to check the entire house for additional condition types noted with **(LE)** in the electrical section:

- Open electrical junction boxes.
- Open air splices.

Visible Section of Chimney in Main Attic

The following conditions were noted at visible chimney sections in the main attic:

- Loose mortar. Re-pointing is needed.

Garage

Visibility

Visibility and accessibility in the garage were limited due to extensive storage. It is recommended that the garage be inspected again, by you, after all the storage has been removed. **Do this prior to the closing of contract.**

Apron Material

The garage apron is concrete.

The visible garage apron material is **in satisfactory condition.**

The following conditions were evident:

- Normal cracking was noticed. Cracks are normal for a garage apron surface. All cracks should be sealed with caulking material to help prevent moisture penetration and bugs and/or termites from coming in.

Floor Material

The floor of the garage is concrete.

The visible garage floor material is **in satisfactory condition.**

The following conditions were evident:

- Normal cracking was noticed. Cracks are normal for a large concrete surface. All cracks should be sealed with caulking material to help prevent moisture penetration and bugs and/or termites from coming in.

Visibility of the Walls

Garage walls studs and framing members are not fully visible because of extensive storage. As previously stated, it is recommended that the garage be inspected again, by you, after all the storage has been removed. **Do this prior to the closing of contract.**

Wall Material

Visible areas of the garage walls are wood framing.

Condition & Recommendations

The visible areas and surfaces of the garage wall or walls are **in satisfactory condition**.

Sill Plates

The sill plate or plates in the garage are made of lumber.

Condition & Recommendations

The visible and accessible sill plate or plates in the garage were visually inspected and probed at accessible areas and are **in need of maintenance**.

The following conditions were evident and/or repairs are needed at this time or at a time of your choosing :

- ⌚ A visual inspection and probing of the sill plate or plates in the garage **revealed damage due to damp rot**. Repair and/or replacement by qualified/licensed contractor may be necessary. Further investigation by qualified/licensed contractor is needed. **Do this prior to the closing of contract**.

Garage Door

There is one garage door.

The garage door is the overhead type and is made of:

- insulated material. It was visually inspected and checked for free movement and operation.

Garage door **was not operational** at the time of the inspection.

Condition & Recommendations

The overhead garage door is **in need of maintenance**.

The following situations are evident. Recommended actions should be implemented at this time or at a time of your choosing . Failure to implement the recommended actions will result in more costly repairs in the future or may cause a normal maintenance item to become a safety issue:

- *The realtor stated that the present homeowner told her the garage door was broken and not operational. He told her that we should not try to open the door and that he will have it repaired.*

It is recommended that you have the present homeowner demonstrate to you that the garage door has been made operational after the repairs have been made. **Do this prior to the closing of contract.**

- High moisture meter readings were evident at the base of the garage door frame. While this is common it is still an indication of moisture in the wood and eventual or present wood rot. **This is a non-destructive inspection. It is not possible to see the full extent of the damp rot without damaging the wood surface. It is not possible to determine the full extent of needed repair or replacements without further investigation.**

Automatic Door Opener

An automatic garage door opener is installed. The electric wiring for the motor is not installed according to good wiring practice. See the Electrical section for suggested electrical repairs:

- The automatic garage door opener could not be tested because the garage door was not operational.

Safety Note: Since January 1993, all new garage-door opener manufacturers in the United States must equip garage door openers with either a photoelectric eye or sensing edge as standard safety equipment. In New York State, service companies are not allowed to repair old doors without these new features. Unfortunately, the new devices cannot be incorporated into the older openers; anyone who wants the extra safety must buy a new unit. The reason why the new devices cannot be added to an old opener is that the electronic eye and sensing device must be part of a new circuitry that monitors whether or not they are working properly. If the safety device does not operate the remote control, the unit is disabled.

The overhead garage door was found to be weather-stripped.

General Comments

This house was most likely built when the local building codes were either minimal or non-existent in this municipality. The house, however, has withstood the test of time and may have been given a Certificate of Occupancy ('C of O') under a 'grandfather clause'. The issuance of a 'C of O' should be verified. **Consult an architect or engineer before making any modifications or additions to this house.**

As a result of this visual inspection, some repairs are suggested or needed as noted in this section of the report:

- Reinforcement/replacement of rotted wood members.
- Addition of collar ties in the main attic.
- Sealing of foundation wall cracks and open joints.
- Replacement of temporary adjustable steel columns.
- Wood members found to be rotted or damaged by wood destroying organisms, when or if renovations are made, should also be replaced and/or reinforced as needed.

Please refer to the following section or sections of this report for additional comments:

- Basement.
- Attic.
- Garage.

Additions and/or expansions have been made to this house. A Certificate of Occupancy ('C of O') either is required or may be required by the local municipality for this type of work (requirements vary with each municipality). A 'C of O' is issued by the municipality to certify that the work was reviewed by the municipal engineer or inspector and accepted as being done correctly and in compliance with local building codes. Ask the owner for the 'C of O' for this modification or modifications. It should be transferred to you at the closing of title.

NOTE: Failure to obtain all 'C of O' documents will make you liable for all costs in obtaining them in the future including all costs to bring these items up to code if necessary.

The additions and/or expansions include:

- Enclosed front porch.
- Partially finished basement.
- Renovated kitchen.
- Renovated bathroom.
- Updated electrical service.
- Updated main electric panel.
- Electric sub-panel in the basement.
- Possibly the detached garage.

NOTE: In some municipalities, the homeowner can request a municipal search from the building department. There is a fee for this service and it must be requested by the homeowner.

Section 5: Interior

General Interior

Wall and Ceiling - Surface Material

The interior walls and ceilings are made of:

- plaster (see general note #1 at the end of Section 5 for more information).
- plasterboard, sometimes referred to as sheet rock.
- brick.

Cracks, nail pops, dimples, and seam outlines were visible at wall and ceiling surfaces. This is common for this type of material. They are considered cosmetic. Normal patching and repairing of these areas is required prior to painting.

Some ceilings are of a different material than the walls, they are acoustical tiles. **Some forms of acoustical tiles may contain some asbestos fibers. In their solid, encapsulated state, they do not present a health hazard. However, if they are cut, torn, or broken into pieces, the encapsulated asbestos fibers may become airborne, and may present a health hazard. The removal of this asbestos-containing material should be done in compliance with Environmental Protection Agency (EPA) guidelines.**

The ceilings are standard flat.

Wall and Ceiling - Surface Finishes

The interior wall and ceiling surfaces are painted, paneled, ceramic tiled and bricked.

Conditions & Recommendations

The visible and accessible wall and ceiling surfaces of the general interior areas are **in satisfactory condition.**

The following conditions were evident:

- A fresh coat of paint and redecorating are needed in some areas.

Lead Paint Warning: See general note #4 at the end of Section 5 for more information about lead based paint in houses built prior to 1978.

Floors

The interior floor surfaces are:

- Covered with wall-to-wall carpeting. Flooring materials below wall-to-wall carpeting are not visible. Lifting the wall-to-wall carpets to ascertain what is under them is not part of this inspection.
- Hardwood.
- Laminate flooring material such as "Pergo". Laminate floors are never secured directly to the sub-floor; instead they are floated over the sub-floor. This allows laminate floors to be used over a wide variety of sub-floors, including wood sub-floors, concrete slabs and even over some types of existing floors.
- Ceramic tile.

Visibility

Not all floor surfaces were visible. Area rug or rugs are covering part of the floor or floors. There is extensive furniture and/or storage in these rooms.

Condition & Recommendations

The visible and accessible floor surfaces in the general interior areas are **in satisfactory condition**.

The following conditions were evident:

- After the house is empty and the carpet is removed, the hardwood may need refinements and/or refinishing at that time. The hardwood should refinish well. Be aware that all stains on hardwood floors are not removable. An alternative decorative approach is to stain the floor a color that hides or blends in with problem areas.

- Cracked floor tiles should be replaced over time or as soon as it is practical to do so.
- It is suggested that any worn and/or stained carpeting be removed or replaced over time or as soon as it is practical to do so.

The floors are sloped slightly. This is normal for a building of this age and is not a structural concern.

Stairs

The interior stair surfaces are:

- Covered with wall-to-wall carpeting. Stair materials below wall-to-wall carpeting are not visible. Lifting the wall-to-wall carpets to ascertain what is under them is not part of this inspection.
- Hardwood.

Condition & Recommendations

The visible and accessible areas of the stair surfaces are in **satisfactory condition**.

The following conditions were evident:

- After the house is empty and the carpet is removed, the hardwood stairs may need refinements and/or refinishing at that time. The hardwood should refinish well. Be aware that all stains on hardwood stairs are not removable. An alternative decorative approach is to stain the floor a color that hides or blends in with problem areas.
- The metal railing at the top of the stairs to the second floor is loose and needs to be secured at this time or at a time of your choosing for safety.

The stairs are sloped slightly. This is normal for a building of this age and is not a structural concern.

Heating Devices

The interior areas have:

- Baseboard radiators that are located near the floor where natural convection will cause the air to rise. Do not cover baseboard units with draperies or block them with furniture. See Distribution, in the Heating System section for more detail.
- Recessed and/or covered convector units. Cool air entering the bottom of the unit becomes heated, rises and exits through the top opening. Do not cover baseboard units with draperies or block them with furniture. See Distribution, in the Heating System section for more detail.

Electrical Devices

The interior areas have the following conditions:

- There are inadequate electrical outlets. Additional outlets are needed. Electrical extension cords were in use. If not properly sized and used, they present a fire safety hazard. See Safety Concerns, in the Electrical section for additional details.
- There are inadequate electrical switches. Additional light switches are needed. Pull chain and/or wall lighting was evident; these are inconvenient. See Outlets/Switches/Fixtures, in the Electrical section for additional details.
- There are electrical outlets that are missing cover plates. See Safety Concerns, in the Electrical section for additional details.
- There are light fixtures with exposed incandescent light bulbs in some clothes closets. They are located in an area where clothing or other stored items can touch the bulb. This is a fire hazard. They need to be replaced with light fixtures that have glass covers or fluorescent lights with glass or plastic covers.

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Doors

The interior areas have doors made of wood, metal, and vinyl. They are swing doors, bi-fold doors, sliding doors and sliding glass doors with insulated glass.

Condition & Recommendations

The interior doors are **in need of maintenance**.

The following conditions were evident and need to be taken care of at this time or at a time of your choosing or in the time indicated:

- Some doors need hardware adjustment and repair.
- Some doors are missing and new units need to be installed.
- The sliding glass door in the kitchen is stuck closed and could not be opened at the time of the inspection. Repairs are needed.
- The weather stripping on the sliding glass door in the kitchen is damaged and needs to be replaced.
- Some doors are sticking and need sanding or planing. Doors can stick on humid days and close freely on dry days. Wait for dry weather before deciding to do anything to remedy sticking doors. **Since this house was built before 1978 read the following Lead Paint Warning Note before doing any sanding or planing.**
- If you are considering stripping or sanding the doors and/or the door moldings in a home built prior to 1978, it is strongly recommended that you do not do so yourself. This type of work should be done by a painter that is qualified and trained to work in a Lead paint environment and take the necessary precautions to protect the rest of the house and its occupants. Doors can be sent out to be commercially/professionally stripped. **See general note #4 at the end of Section 5 for more information about lead based paint in houses built prior to 1978.**
- Insulated glass on the door or doors is **in satisfactory condition** with no hazing or condensation-stains evident.

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Lead Paint Warning Note:

It is strongly recommended not to sand, plane or strip, painted and varnished doors in homes built prior to 1978. Doors can be sent out to be commercially/professionally stripped.

See general note #4 at the end of Section 5 for more information about lead based paint in houses built prior to 1978.

Windows

The types of windows installed in the interior areas are:

- vinyl slide.
- vinyl double hung.
- vinyl fixed.

Insulated Glass

All replacement windows have insulated glass.

- ⌚ Some of the insulated glass windows are hazed; this is an indication that the vapor seal on the insulated glass insert has been broken. The insulating effectiveness of the window is gone. The glass insert will have to be replaced.

Storm windows are recommended even on window units that have insulated glass. This is for greater fuel economy and indoor comfort.

Condition & Recommendations

The windows in the general interior areas are **in satisfactory condition**.

The following conditions were evident:

- Some window units do not slide easily and need lubrication.

All of the replacement windows are adequately weather-stripped.

Living Room Stove

The living room stove is free standing and is a **wood pellet** burning type.

Wall near Stove

The wall or walls near or behind the stove are finished with brick.

Wall Conditions

The wall surface or surfaces near or behind the stove in the living room are **in satisfactory condition**.

Condition of Unit

The living room pellet burning stove has been used and appears to be **in satisfactory condition**. The safe operation and draft effectiveness cannot be determined without building a fire. Checking the unit for safe operation is not part of this inspection

Flue

- The flue pipe on the pellet burning stove passes directly through the wall to the outside, it then rises several feet and terminates between two windows; this is not a good condition and needs to be corrected. Many municipalities do not allow this type of flue installation for the venting of pellet burning stoves and require a chimney flue that vents above the roof line. However, every municipality has their own specific requirements for these types of heating devices. **Check with the local municipal officials to determine if this installation is in compliance with their specific requirements. Do this prior to closing of contract.**
- A cover did not allow the inspector to verify if a proper thimble or sleeve has been installed where the flue pipe passes through the wall of the living room.
- The inside of the metal flue pipe on the pellet burning stove was not visible and it could not be determined what the condition of the flue is. **Pellet burning stoves should not be used without a safe flue lining.** Combustion fumes may seep through open joints or damaged flue lining. It is suggested that the system be serviced by a qualified fireplace/stove contractor or service company to determine the condition of the flue and determine its usability. If you elect to use a chimney sweep, make sure they are a member of the National Chimney Sweeps Guild (NCSG). This membership will give you some assurance of the contractor's credentials

Do not use the unit without having it serviced first.

- The flue should be cleaned every three to four years for safe operation. If the unit is used frequently, the flue should be cleaned each year. Always use a chimney sweep that is a member of the National Chimney Sweep Guild (NCSG). This will help assure you of their legitimacy and experience.

Kitchen Plumbing Fixtures

Water was run at the kitchen faucet for several minutes and it was visually inspected and checked for leaks.

Condition & Recommendations

The kitchen sink and plumbing fixtures are **in satisfactory condition**.

Kitchen Electrical

The following electrical conditions were evident in the kitchen; see the **Safety Concerns** in the Electrical section for additional comments. Similar conditions may exist in other areas and may not have been seen or found at the time of the inspection. If the report referred to a specific number of items to be checked and/or corrected, only those items will be addressed. The electrician is to check **the entire house** for additional condition types noted with **(LE)** in the Electrical section:

- The electrical outlets in the kitchen that should be Ground-Fault Circuit-Interrupt (GFCI) protected are not.** This is a safety item. See additional comments under Safety Concerns in the Electrical section.

Kitchen Cabinets

There is adequate kitchen cabinet space. The cabinets are wood.

Condition & Recommendations

The kitchen cabinets are **in satisfactory condition**.

The following conditions were evident:

- the cabinets need some minor hardware, door and drawer adjustments.

Kitchen Counter Tops

There is adequate counter top space in this kitchen. The kitchen counter tops are faced with a plastic laminate.

Condition & Recommendations

The kitchen counter tops are **in satisfactory condition**.

The following conditions were evident:

- the counter top or tops need some minor touchup repairs and/or refinishing.

Bathroom

This house has one bathroom. Water was run at each bathroom fixture for several minutes and the toilet bowl was flushed. They were visually inspected and checked for leaks.

The bathroom vanity is wood.

There are sink fixtures and vanity tops that are made of "Corian" or a similar type of material, which can look like marble. It is a manufactured material, and it is recommended that care be taken when cleaning this surface. Use only non-abrasive cleansers such as "Bon ami" or "Soft Scrub".

Condition & Recommendations

The bathroom fixtures and components are **in need of maintenance**.

The following conditions were evident and/or repairs are needed at this time or at a time of your choosing :

- The drainpipe under the sink in the bathroom does not have a proper trap. The existing trap has been compromised by the height of the vanity. A proper P-trap is required for health reasons. A proper P-trap should be installed at this time or at a time of your choosing .
- The house has been occupied by only two or three adults for some time. The bathroom fixtures and plumbing were not used fully or regularly. Moisture meter readings have been taken in various areas of the house as indicated elsewhere in this report. However, in a low occupancy house, moisture meter readings are questionable at best.

Bathroom Electrical

The following electrical conditions were evident in the bathroom or bathrooms; see the **Safety Concerns** in the Electrical section for additional comments. Similar conditions may exist in other areas and may not have been seen or found at the time of the inspection. If the report referred to a specific number of items to be checked and/or corrected, only those items will be addressed. The electrician is to check **the entire house** for additional condition types noted with **(LE)** in the electrical section:

- The electrical outlet or outlets in the bathroom are not Ground-Fault Circuit-Interrupt (GFCI) protected.** This is a safety item. See additional comments under Safety Concerns in the Electrical section.

NOTE:

Items noted to be taken care are intentionally not itemized or the locations given because:

- Similar conditions may exist and may not have been seen or found at the time of the inspection.
- The house was furnished and not all wall and floor surfaces etc. were visible or accessible.
- There was extensive furniture and storage in some areas of the house. All wall and floor surfaces etc. were not visible or accessible.

NOTE: If the report referred to a specific number of items to be checked, corrected, repaired or replaced, only those items will be addressed. If a specific type of qualified/licensed contractor is recommended, he or she is to check the entire house or the concerned area of the house for additional conditions of the same type or nature as what they are there to work on. It may not be possible to have this done prior to closing in that case. It is recommended that the contract read that all repair work be done by a qualified/licensed contractor in the field of work or service needed and the checked, corrected, repaired or replaced area or equipment will be in proper operational condition for a reasonable amount of time.

General Notes

Read all of these notes, they are part of the report. All of the materials below may not be applicable to the inspected property. The notes have been referenced in applicable sentences in the body of the report.

1. Plaster walls and ceilings

Be aware that plaster walls and ceilings can look OK and may separate from their underlying supports at any time. They may crack, bulge and even fall down. Ceilings and walls that have been subjected to water penetration will most likely separate from their underlying support sooner. You should not be alarmed but consider yourself informed that this is a characteristic of older homes and plaster walls and ceilings. It is usually caused by age and materials that were used.

2. Paneling

Panels are 4 foot wide by 8 foot long sheets that are either nailed or glued to the wall. They can be applied over the pre-existing wall surface or the wall studs. Paneling material may be layers of wood bonded together or a pressed wood by-product.

3. Homosote

Homosote is made of compressed cardboard that pre-dates plasterboard. It was used mostly in summer cottages and attic spaces for economy. It is brittle material that has a rough surface and cannot be finished attractively.

4. Lead-Based Paint

Many homes built before 1978 and most homes built before 1960 have lead-based paint and varnishes on the interior and exterior surfaces which include, but are not limited to: walls, floors, doors, windows and trim. Lead based products in the environment can lead to serious brain damage, especially to small children if they ingest paint chips or inhale fumes from stripping or dust from sanding lead based products. Lead dust can also be present due to the normal aging of these surfaces. Suspect surfaces can be tested for lead content.

Section 6: Appliances & Electrical Devices

Important Note:

The appliances and electrical devices were checked for their general condition. The appliances were tested by turning them on to observe their ability to start and for any audible/visible sign of problems or potential problems at startup. Unless otherwise noted in this report, none of the appliances listed as being inspected were run through their complete operational cycle.

Like a wrist watch, appliances and electrical devices can fail at any time. There are many factors that contribute to their useful life. Appliances have different estimated life expectancies that have been established by industry standards and experience over the years. The following lists some major appliances and their estimated life expectancy:

Appliances	Est. Life Expectancy	Important Comments
Clothes Washer	5 to 8 yrs.	Keep hot & cold water off when not in use.
Clothes Dryer	5 to 10 yrs.	Vent dryer to outdoors. Clean filter after each use.
Dishwasher	5 to 10 yrs.	Clean debris from bottom of dishwasher after each use.
Exhaust fan	15 to 20 yrs.	Clean ducts and filters several times each year
Garbage Disposal	5 to 10 yrs.	Do not use with a private waste disposal system
Refrigerator	15 to 20 yrs.	Clean refrigerator coils & compressor at least once a year
Range/Oven	15 to 20 yrs.	Keep clean and free of grease buildup

Appliance and Electrical Device

General Note

It is suggested that the contract stipulate that all appliances and electrical devices be in proper working order at the time of closing of title. The owner should review the operation of all appliances and electrical devices.

The operational condition of appliances and electrical devices can change. It is suggested that they all be checked during the pre-closing final walk-through for operation. If necessary, have owner or their representative demonstrate them for you.

Unless noted otherwise in this report, the following low voltage and small systems are not checked for their operation:

- Burglar alarm
- Central vacuum system wiring
- Door bells
- Fire alarm
- Low voltage lighting
- Speakers

Some of the appliances are under 10 years old.

The following appliances were checked for their general condition; they started satisfactorily, sounded normal and are **in satisfactory condition**. They include:

- ⌚ Gas clothes dryer. **Note:** The gas line to the clothes dryer is galvanized iron. This is not allowed by the gas company and most municipalities. All of the gas piping has to be black iron pipe. This condition must be corrected at this time
- Washing machine.
- Dishwasher.
- Kitchen exhaust fan - which is not vented outdoors. It has a filter element that should be cleaned every four to six weeks. The time between cleanings will vary with your cooking habits.
- Microwave.
- ⌚ Gas range/oven. The gas piping from the basement to the kitchen has a section of flex line that penetrates through the kitchen floor; **this is not allowed by the gas company and most municipalities.** Gas piping that penetrates floors and walls has to be black iron pipe. This condition must be corrected at this time. **Do this prior to the closing of contract.**
- Refrigerator.

The following electrical devices were checked for their general condition; they started satisfactorily, sounded normal and are **in satisfactory condition**. They include:

- Bathroom exhaust fan. **Note:** The exhaust fan from the bathroom vents directly into the main attic. This is not a good condition. It is recommended that this fan be ducted to an end wall and vented directly to the outdoors.
- Bathroom light(s).

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- Door bell.

The following electrical devices **were not checked** for operation and their condition could not be determined. They include:

- Automatic garage door opener. See the Garage section for additional comments.

Section 7: Environmental & Health Issues

Important Information

Today, more than ever before, the public is more conscious of the potential health risks that may be present in their daily environment. The environmental concerns include air pollution, water supply contamination, soil contamination, chemicals, building materials and certain gases in the home. The environmental concerns in a house and the land include, but are not limited to, asbestos, lead in water and paint, pesticides/herbicides, Polychlorinated Biphenyl's (PCBs), radon, underground oil storage tanks, urea formaldehyde foam insulation (UFFI) and electromagnetic fields (EMFs).

The identification and/or detection of these hazards is not part of this inspection. Special testing equipment has to be used and the results evaluated usually by a laboratory. This report makes no representations as to the presence or non-presence of any hazardous materials or gasses, or buried tanks of any kind on or about the property which was inspected. This also applies to adjacent properties.

If you wish to have some testing done, United Inspection Consultants will assist you. When a test is chosen to be performed, the results of that test will be in separate report and cover. They will not be part of this inspection report. Tests that are sometimes considered include the following:

- Water for coliform, minerals and lead
- Lead paint
- Radon in air and water
- EMF's
- Asbestos
- Air testing for: asbestos fibers, urea formaldehyde gas, lead dust

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Section 8: General Note

Important Information

The content of this report is the result of the inspector's best judgment and reflects his or her observations in visible areas at the time of this inspection. The condition of the building, equipment, appliances and grounds may change after the conclusion of this inspection. United Inspection Consultants and this report make no warranty or guarantee as to determining the value, fitness and/or acceptability of this building, this equipment, these appliances and these grounds.

Inspector: _____ **Date:** _____

Inspector

License Number for NY, NJ & CT

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Wood Destroying Insect Infestation Inspection

Inspection Findings

Visible and accessible areas of the house and its detached garage were inspected. Exposed wood was probed; crawl spaces and attic areas were entered where physically possible.

This report is indicative of the conditions of the subject structure or structures on the date **of the inspection only** and is **Not** to be construed as an expressed or implied warranty or guarantee against latent, concealed, or future infestation or defects.

Evidence of termite treatment was observed at the house structure. Check with the present owner to obtain all documentation and warranty papers that may be available. If the owner does not have any documentation or knowledge of past treatment, consideration should be given to treating the house structure only if evidence of new activity is found or some work has been done to the earth around the home or to the structure and its foundation.

In New York State re-treatment is allowed only under two conditions:

- 1) Evidence of active termites, and/or
- 2) There has been disruption of the termiticide barrier in the soil due to construction, excavation, or landscaping. Re-treatment may be made only to the re-infested or disrupted areas.

Inspection Limitations

The termite inspection was restricted because of the following inaccessible areas and limitations:

- Basement is partly finished.
- Extensive storage in the basement.
- Extensive storage in the house.
- Extensive storage in the garage area.
- Limited visibility at exterior walls due to shrubs.
- Limited visibility at exterior walls due to minimal siding to ground clearance.
- Limited visibility at exterior walls due to zero siding to ground clearance.
- Limited visibility at exterior walls due to wood decking.

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Additional Activity Limitations

The extent of any additional termite activity could not be determined because of the following inaccessible areas and limitations:

- Basement is partly finished.
- Extensive storage in the basement.
- Extensive storage in the house.
- Extensive storage in the garage area.
- Limited visibility at exterior walls due to shrubs.
- Limited visibility at exterior walls due to minimal siding to ground clearance.
- Limited visibility at exterior walls due to zero siding to ground clearance.
- Limited visibility at exterior walls due to wood decking.

Vulnerable Areas

All homes have some degree of vulnerability to termite infestation because of the types of building materials and structural design used. The vulnerable areas and conditions in this home include the following:

- Finished basement areas.
- All hollow masonry block foundation walls.
- All entry platforms.
- Siding material close to or in contact with the ground.
- All door frames that are close to or resting on concrete or the ground.
- Wood deck members in contact with the ground.

Recommendations

It is suggested that the qualified/licensed termite exterminating company that (completed, completes) the extermination treatment inspect this house every year. Conditions in and around the house change with the seasons and from year to year. The house has its natural and imposed vulnerabilities such as the ones noted above. A new termite infestation condition can develop. Most extermination companies give a one-year warranty on their work. They then offer, for an annual fee, a warranty contract which usually includes a yearly termite inspection. It is suggested that you consider taking the warranty contract.

Read this entire section as it is part of the report. It contains important consumer information regarding the scope and limitations of this termite inspection.

Important Note

Wood-destroying organisms can take the form of insects or fungi. Insects include more than termites. Some other insects common to this area of the country are old house wood borers, powder post beetles and death watch beetles. Fungi attack wood and can cause major wood decay over time. Carpenter ants are not generally considered wood destroying insects because they do not feed on the wood. They do, however, at times make their nest in moist or damp wood and will chew out surrounding wood to enlarge the nest. This termite report will inform you about any evidence of other wood destroying organisms that were found in visible and accessible areas during this inspection.

In New York State, subterranean termites are most common on Long Island and in the southern counties adjacent to the Hudson River.

Attention Home Buyer:

United Inspection Consultants inspection firm is not responsible to repair any damage disclosed by this inspection. This includes, without limitation, any wood destroying insect infestation, evidence thereof, and/or damage that may exist in wood which is in areas that were not accessible for visual inspection as of the date of this inspection.

Consider yourself informed that wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas.

This inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by visual inspection of the premises and noted in this report, represents all of the wood destroying insect infestation and/or damage which may exist as of the date of inspection. Damage and any corrective action should be evaluated by the buyer and/or their qualified building expert to determine the extent and need for repair. For the purpose of this report, a qualified building expert is to be understood as a contractor, carpenter, engineer or architect that is familiar with termites and experienced with evaluating and repairing termite damaged structures.

This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a report as to structural integrity of the inspected structure(s).

How This Inspection Was Performed

The inspection was performed in the readily accessible areas of the inspected structure(s). Areas that were considered dangerous or unsafe by the inspector were not inspected. These locations and reason for not entering them are stated in this report. Dangerous or unsafe conditions would include but not be limited to areas with broken glass and debris, excessive amounts of animal feces, a deep crawl space, steep hill side, a noticeable odor of chemicals, etc. If visible evidence of the infestation by wood destroying insects is noted in this report, it should be understood that some degree of damage, including hidden damage, may be present.

Scope Of The Inspection

The inspector is trained and experienced to look for visible infestation signs of wood destroying insects. The inspection was performed by the visual inspection, probing and/or sounding of finished and unfinished wood areas and members of the structure(s). The purpose of the inspection is to determine the presence or absence of visible evidence of wood destroying insects. In this inspection, wood destroying insects include termites, carpenter ants, carpenter bees, and re-infesting wood boring beetles.

What The Inspection Covered And Validation

The inspection covered the readily accessible areas of the structures inspected, including attics and crawl spaces to which entry was permitted during the inspection. This inspection did not include areas which were obstructed, inaccessible or were considered dangerous or unsafe by the inspector at the time of this inspection. These locations and reason for not entering them are stated in this report. Dangerous or unsafe conditions would include but not be limited to areas with broken glass and debris, excessive amounts of animal feces, a deep crawl space, steep hill side, a noticeable odor of chemicals, etc. All structures which were inspected are specifically noted.

Neither the inspector nor the company for which the inspector is acting have had, presently have, or contemplate having any ownership in this property. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the inspection date.

Common Obstructions and/or Inaccessible Areas

The inspection did not include areas that required breaking into or taking apart, dismantling, and removal of any objects which includes, but is not limited to, such items as access doors, moldings, floor coverings, wall coverings, siding, ceilings, insulation, wood floors, furniture, appliances, and/or personal possessions. Also excluded from this inspection are areas which were obstructed and/or inaccessible for physical access. All inaccessible areas are mentioned in the body of the report along with an explanation if required for clarity.

If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee will apply.

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Information Regarding The Conditions That Encourage Infestation Of Wood Destroying Insects

This information regarding prevention of wood destroying insect infestation, will be helpful to any property owner interested in protecting the structure from infestation. Any structure can be attacked by wood destroying insects at any time. Regular maintenance of the structure should include measures to minimize the conditions that encourage infestation. This will minimize, not eliminate, the possibilities of infestation in and around a structure.

Conditions both environmental and physical that can lead to infestation of wood destroying insects include but are not limited to siding in contact with the ground, firewood stored against or too close to the structure(s), wood mulch next to the foundation, tree branches touching the structure, buried wood used for landscaping or steps, wood decks attached to the structure, wood porches, stair stringers in contact with the ground, poor ventilation in crawl spaces and basements, wood debris in the crawl space, dirt floors in crawl spaces and basements, raised wood floors in basements and lower levels, and insulation at the foundation walls.

Should any of the conditions mentioned above exist, corrective measures should be taken by the owner in order to reduce the chances of infestations of wood destroying insects. Failure to do so will result in the infestation of wood destroying insects, wood damage, and the need for treatment and even possible repairs to the damaged wood members.

Inspector: _____ **Date:** _____

Inspector

New York State Department of Environmental Conservation (DEC) Commercial
Pesticide Technician Certification No. xxxxxxxxxx

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List of attachments

American Society of Home Inspectors Information Pamphlets

Your Plumbing System

All About Roofs

The Facts About Exterior Walls

Give Your Attic a Breath of Fresh Air

Electrical Power and Safety in Your Home

Wet Basements and Crawl Spaces

EPA United States Environmental Protection Agency Pamphlet

Protect Your Family From Lead In Your Home