Independent Home Inspection LLC

Building Inspection Report

123 Sample Road, Bedford Hills, NY 10507
Inspection prepared for: John Smith
Date of Inspection: 10/31/2015 Time: 1 PM
Age of Home: 2014 Size: 8406
Weather: 60s sunny

Inspector: Kenneth Nohai
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General Information

Scope of Inspection

SCOPE OF INSPECTION
The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with New York State Regulations and Code of Ethics, a copy of which is available online at www.dos.ny.gov. The scope of the inspection is limited to the items listed within the report pages.

OUTSIDE THE SCOPE OF INSPECTION
Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection, Cottage is present but not inspected.

Repair Recommendations

Reccomendation All repairs and upgrades should be made by qualified and or licensed contractors as needed. Recommend acquiring multiple estimates as prices vary. Recommend consulting local building department for any necessary permits.

Occupancy

Observations The structure is partially furnished, and in accordance with state standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Renovation and or Additions

Observations: The building is partially composed of previous older buildings., Additions and or renovation appear to have been made to this property, recommend consulting local building department for any applicable permits or certificate of occupancy that may apply to properties current state., Basement has been turned into living space, consult town building department for certificate of occupancy.

Client Participation

Client was present for inspection.

Wood Destroying Insects

Wood Destroying Insect Inspection

A wood destroying insect inspection has been performed see form NPMA-33 supplied at time of inspection. A wood destroying insect inspection is not a warranty or guarantee and should be performed frequently. Form is valid for 90 days from inspection.

Wood Boring Bees

Location: Pool house
Observations: There are small holes and openings at the exterior from wood boring bees which appears currently inactive due to time of year. Recommend repairing and or sealing openings, and maintaining finish to deter future damage. If activity occurs exterminate as needed, bees may return at spring time.

Environmental

Indoor Air Quality

Observations: Recommend use of a humidity meter for monitoring and maintaining humidity in the building to maintain about a 40% humidity level. The use of a dehumidifier is recommended when elevated levels of moisture are present to prevent organic and or mold like growth typically during the summer months and basement areas. The use of a humidifier is recommended during winter and heating season to prevent wood shrinkage, static electricity, and dry nasal passages in living space areas.

Water Quality

Observations: Recommend testing of the water supply to ensure water quality.

Radon

Location: Finished basement
Observations: A radon in air test has been performed and will supply the results as soon as they are available.

Mice

Location: Crawlspace, Pool house
Observations: There is evidence of mice in the building which is evident from droppings and staining, recommend consulting pest control company.

Topography and Grading

Building Site Topography Observations

Topography Type: Minor Slope

Driveway

Driveway

Surface Type: Gravel
Observations: The driveway is in usable condition.
This type of driveway can be high maintenance which may require additional gravel and grading seasonally.

Drainage

Area Drains

Location: Driveway
Observations: There is an area drain that will be subject to contamination by dirt, which should be periodically monitored and kept free of dirt.

Landscaping

Landscaping Near The Building Observations

Observations: Landscaping against the building should be trimmed allowing for a minimum of twelve inches of clearance. Premature deterioration can occur from moisture being held against the structure from lack of sun and air flow. This also may allow pest access to the structure.

Tree Limbs Over The Building

Location: Front of the building
Observations: Tree limbs over hanging the structure should be trimmed. Premature deterioration and or damage can occur to the building from excessive moisture, lack of sun light, limited air flow, falling and or rubbing tree branches.

Trees Near The Building

Location: Front of the building
Observations: There are trees present which have the potential of causing damage to the building, recommend consulting arborist for further evaluation, trimming, and or monitoring.

Exterior Wall Covering

General Exterior Wall Covering

Wall Covering Type: Wood Clapboard, Brick cladding, Wood board and batten
Observations The general wall covering integrity is in functional condition.

Wall Covering Finish

Observations: The wall covering will need a finish applied in the future to maintain integrity.

Siding to Ground Contact

Location: Garage
Observations: Areas of the grading at the siding is equal to the wall covering which is conducive to moisture intrusion, rot, and wood destroying insects. Recommend creating a clearance to wall covering, current standards is 6" minimum ground clearance to wall covering.

Fascia, Rake Board, and Overhang

Fascia and Rake Board

Type: Wood
Observations: Fascia and rake board are in functional condition with some weathering.

Fascia and Rake Board Finish

Observations: The fascia and rake boards will need surface prep and re finishing in the near future to maintain integrity.

Windows Exterior Observations

General Windows

Window Type: Dual pane, Wood, Casement, Fixed pane
Observations: Accessible windows wear tested and found in functional condition.

Exterior Doors

Main Entry Door

Location: Front of the building
Observations: Entry doors are functional
Doorbell is functional.

Exterior Door

Location: Back of the building, Right side of building, Balcony
Observations: Exterior doors are functional.

Exterior Door 2

Location: Back of the building
Observations: Exterior doors are functional.

Exterior Door 3

Location: Right side of the building., Patio
Observations: Exterior doors are functional.

Roof

General Roof Covering

Type: Wood shingles
Observations: General condition of the roof covering appears functional with signs of weathering and aging appropriate to approximate age of roof.
Roofs are designed to be water resistant not water proof and require frequent maintenance on a consistent basis. Look for lifted fasteners, damage or broken shingles, and missing shingles from wind damage.

Estimated Age of Roof Covering

Estimated Age: 2014

Method of Evaluation and Access

Method of Evalaution: Viewed from several vantage points.

Valley

Observations: The general design of the valley is conducive to moisture intrusion and overwhelming of the gutters during heavy rains and should be monitored and improved as needed.

Roof 2

Roof Covering

Type: Standing seam metal panels
Observations: General condition of the roof covering appears functional with signs of weathering and aging appropriate to approximate age of roof.

Estimated Age of Roof Covering

Materials: 2014

Method of Evaluation and Access

Viewed from several vantage points.

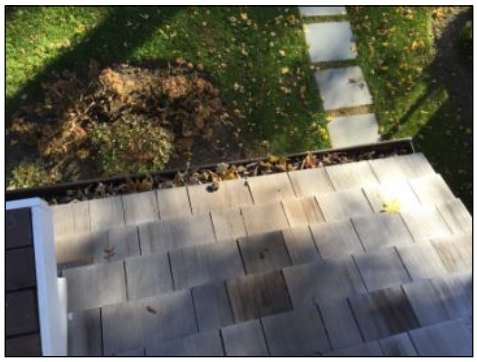
Gutters, Downspouts, and Roof Drains

General Gutters

Type: Copper, Half round
Observations: Gutters appear undersized and prone to overflowing which you may wish to upgrade to ensure adequate drainage.

Gutter and Downspout Maintenance

Observations: It is important to maintain gutters and downspouts on a consistent basis to ensure water flow away from structure as they are often a cause for moisture penetration to the structure.
Gutters are prone to ice damming which is conducive to water damage, recommend installing heating cable and or ice and snow removal as needed to ensure proper drainage.
Gutters and downspouts are debris filled and overflowing which should be cleaned and adjusted to ensure flow away from structure.
Areas of gutter are overflowing splashing on the building.



Downspout Discharge

Observations: Some downspout are draining water on the lower roof creating a conducive condition to deterioration and moisture intrusion, recommend extending downspout to lower gutter or ground instead of dumping the roof surface.

Sub Surface Downspout Piping

Observations: The downspouts direct water into sub surface piping which is not fully visible limiting piping inspection.

Gutter Support

Observations: Gutters serving metal roof are prone to damage, recommend consulting gutter specialist for improvements or upgrading to ensure adequate drainage.
Gutters are bent in prone areas with loose fasteners which need adjustment or repair to ensure proper drainage.

Chimney 1

General Chimney

Materials: Brick, Masonry block
Observations: The visible portions of the chimney appear functional with some weathering.

Weather Cap

Observations: The chimney lacks a weather caps on the chimney flues and as they prevent moisture intrusion and thereby extend the life of the chimney, recommend installing weather caps.

Flue Usage

Observations: Serving boiler
Serving fireplace

Quantity of flues

Observations: Four

Flue Maintenance

Observations: Recommend maintaining periodic cleaning of flue and fire box by chimney sweep.

Fireplace

Observations: Wood burning fireplace is present.
Visible portions of the fireplace appear functional but not fire tested.

Damper

Observations: Damper is present.

Further Evaluation

Observations: Unable to fully see interior of the flue which should be further evaluated to ensure integrity of flue interior.

Chimney 2

General Chimney

Type: Brick, Masonry block
Observations: The visible portions of the chimney appears functional with some weathering.

Weather Cap

Observations: The chimney lacks a weather cap on the chimney flue and as they prevent moisture intrusion and thereby extend the life of the chimney, recommend installing weather cap.

Flue Usage

Observations: Serving fireplace.

Quantity of flues

Observations: One

Flue Maintenance

Observations: Recommend maintaining periodic cleaning of flue and fire box by chimney sweep.

Fireplace

Observations: Wood burning fireplace is present.
Visible portions of the fireplace appear functional but not fire tested.

Damper

Observations: Damper is present

Further Evaluation

Observations: Unable to fully see interior of flue which should be further evaluated to ensure integrity flue interior.

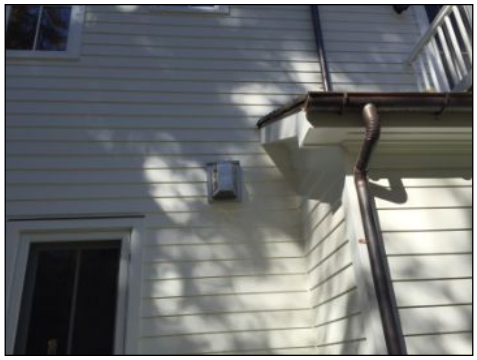
Chimney 3

General Chimney

Materials: Metal flue, Direct vent

Weather Cap

Observations: Weather cap is present



Flue Usage

Observations: Serving gas fireplace.

Quantity of flues

Observations: One

Gas Fireplace

Observations: Gas fireplace activated with the use of controls during inspection.
Gas fireplace trim surround is incomplete.

Exterior Steps and Landing

Exterior Steps and Landing

Location: Front of the building
Materials: Slate, Brick
Observations: Steps and landing are functional.

Handrail

Observations: Stairways lack a handrail which should be installed.

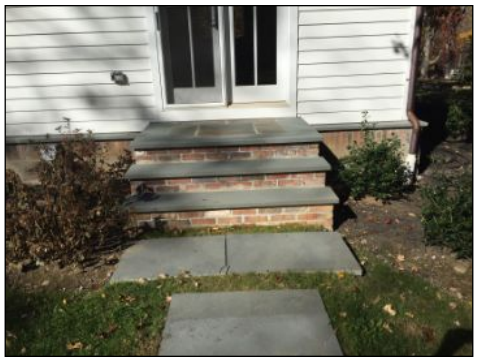
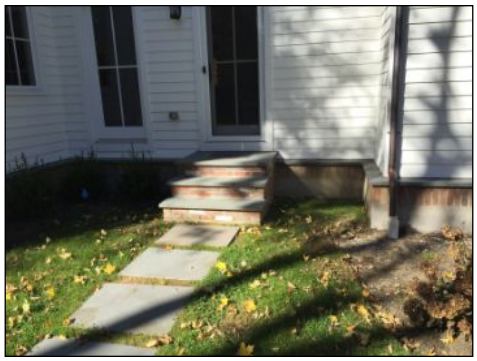
Exterior Steps and Landing 2

Exterior Steps and Landing

Location: Back of the building, Four locations
Materials: Slate, Brick
Observations: Steps and landing are functional.

Handrail

Observations: Stairways lack handrails which should be installed.

Exterior Steps and Landing 3

Exterior Steps and Landing

Location: Right side of the building
Materials: Slate, Brick
Observations: Steps and landing are functional.

Handrail

Observations: Stairways lack a handrail which should be installed.

Patio

General Patio

Location: Right side of the building
Type: Slate
Observations: The patio is in functional condition.

Balcony

Balcony

Location: Back of the building
Observations: Balcony appears functional.

Access

Observations: Flooring covers roof surface, unable to inspect.

Guardrail

Observations: Guardrail is present.

Balcony 2

Balcony

Location: Right side of the building
Observations: Balcony appears functional.

Access

Observations: Flooring covers roof surface, unable to inspect.

Guardrail

Observations: Guardrail is present.

Attic Area

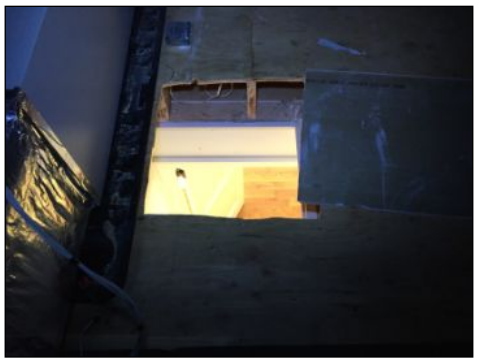
Access Restrictions

Method of Evalauation: Direct access
Access Restrictions: Insulation within the attic obscures the rafters and joists and other components preventing visual access.

Floor covering limits view.
Air conditioning system limits view.
The ceiling is vaulted in some areas with no visible access limiting inspection of insulation and ventilation.

Attic Access Observation

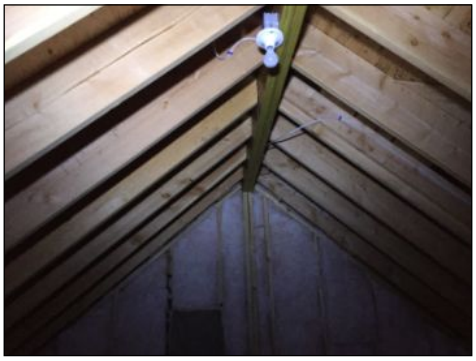
Location: Ceiling access panels, Wall access panel
Observations: Access opening covers are present.
Recommend insulating access opening for energy efficency.
Right side upper access hatch opening framing is incomplete which needs repair.

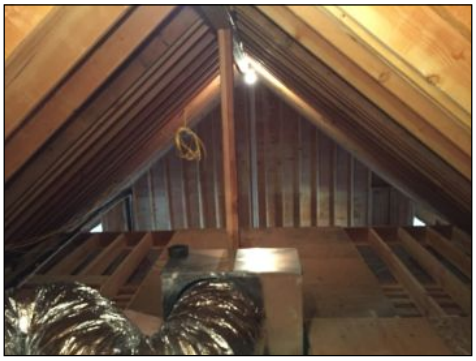


Right side upper access hatch opening framing is incomplete which needs repair.

Attic Framing

Framing Type: Rafters
Observations: The integrity of the visible portions of the roof framing are in functional condition.





Roof Sheathing

Roof Sheathing Type: Plywood
Observations: The visible portions of the roof sheathing are in functional condition.

Attic Insulation

Insulation Type: Fiberglas batt insulation, About 12 inches
Observations: Insulation is present in visible areas.
There are some sections of insulation that have been removed or adjusted which should be replaced.

Attic Ventilation

Ventilation Type: Ridge and overhang vents
Observations: Ventilation ports are present.

Exhaust Ducts

Observations: A section of ducting is separated in the attic and needs repair.
Master bathroom exhaust fan lacks ducting which needs completion to ventilate bathroom.

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A section of ducting is separated in the attic and needs repair.

Exterior Wall Structure

Exterior Wall Structure

Structure Access: Wall structure is not fully visible and covered by wall coverings limiting inspection., Partial visual access attic
Structure Type: Wood Frame, 2"x 6"
Observations: Visually sighting along the exterior walls, structure appears functional.

Wall Insulation

Materials: Not visible finished space, Partial visible access attic
Observations: Not fully visible but is 2x6 framing typically indicating 5.5 inches at best

Exterior Wall Sheathing

Sheathing Type: Plywood
Observations: Visible accessible sheathing appears functional.

Floor Structure

Floor Structure

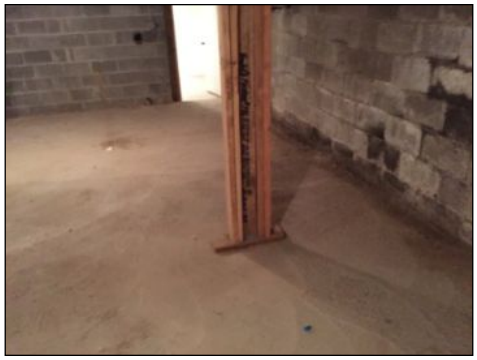
Structure Access: Not fully visible due to mechanical systems.
Not fully visible due to insulation.
Not fully visible due to ceiling.
Structure Type: Joist
Observations: Integrity of the visible sections of the floor framing appear functional.

Beams

Observations: Wood
Visible portions of the beam(s) appear functional.

Columns

Materials: Steel, Masonry block, Wood
Observations: Columns that are visible appear functional.
Wood columns or supports have been added left side of the building in the basement which appear to lacks proper footings that need further evaluation and repair to ensure adequate support.
Nonprofessional shimming is present on column supporting the beam which is crushing that needs repair.



Wood columns or supports have been added left side of the building in the basement which appear to lacks proper footings that need further evaluation and repair to ensure adequate support.

Nonprofessional shimming is present on column supporting the beam which is crushing that needs repair.

Floor Insulation

Materials: Fiberglas batt insulation, Crawl space
Observations: Visible areas of the floor framing are insulated.
Some insulation is missing in some bays which needs replacement.

Foundation Area

Foundation Observations

Foundation Access: Mechanical systems limit access
The foundation area has finished space which limits inspection of foundation area.
Foundation Type: Masonry Block, Full height and crawl space present
Observations: The visible portions of the foundation stem walls appear functional but are older and have moderate deterioration and should be monitored.

Foundation Floor

Materials: Poured Concrete
Observations: The floor is covered with a concrete slab with common cracking.

Interior Exterior Elevations

Observations: Areas of the foundation are below grade and have the potential for moisture penetration. Any time areas of the foundation are below grade it has the potential for ponding water. The walls are typically dependent on exterior applied sealer which is not fully visible and may deteriorate, crack and or may not be properly applied. Footing drains are also typically installed to prevent ponding water which can be damaged, clogged, and or not properly installed. For theses reasons moisture intrusion is possible, recommend monitoring for moisture penetration through the foundation wall and floor on a consistent basis.

The basement could be subject to moisture intrusion, and the presence of salt crystal formations and staining on the basement walls and floor confirms that some moisture does reach this area. Therefore, you should keep any storage items isolated from the walls and floor, monitor the basement during heavy rains.

Ventilation

Observations: Use of a dehumidifier recommended to lower moisture levels.
Crawlspace vents front of the building are at or below grade and prone to moisture intrusion which need re grading or vent well to prevent moisture intrusion.
Basement lacks windows for ventilation and egress which should be added.

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Exterior Foundation Access

Location: Right side of the building
Observations: Recommend access cover to to ensure water tightness.

Foundation Penetrations

Location: Back of the building, Basement
Observations: Foundation opening from previous mechanical system needs repair to prevent moisture intrusion.

Electrical Service

General Electrical Service

Service Type: Underground, Three conductors
Service Size: 120/240 volt available, 2-200 amp panels
Observations: Visual components of the electrical service are in functional condition

Electrical Meter Pan

Location: Left side of the building, Post in yard
Observations: Meter pan is functional condition.

Service Wire

Service Wire Type: Stranded aluminum

Branch Wiring

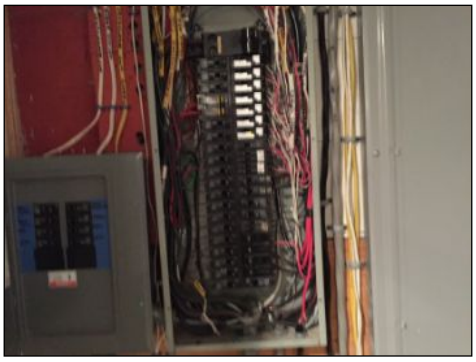
Materials: Copper, Stranded aluminum to sub panel

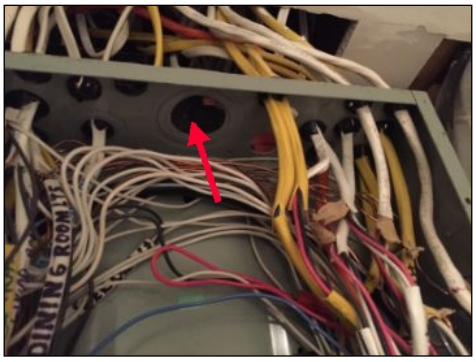
Service Main Disconnect

Location: Basement

Main Panel

Location: Basement
Observations: Main panel appears functional which includes breakers for over current protection.
There are open knockouts in the panel box which need repair or cover.
Arch fault indicator light is on indicating problem which needs further evaluation and repair by electrician.

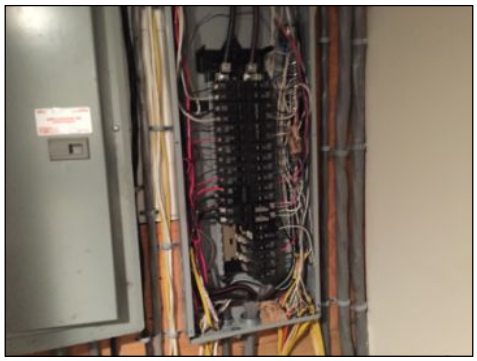




There are open knockouts in the panel box which need repair or cover.

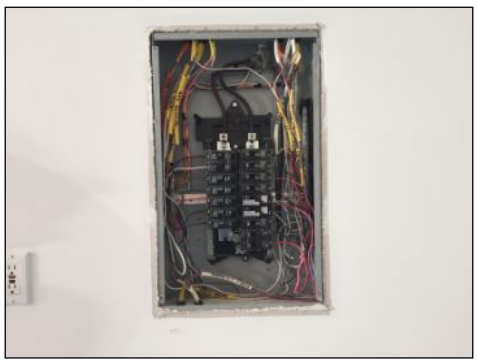
Main Panel 2

Materials: Basement
Observations: Main panel appears functional and includes breakers for over current protection.
Panel lacks main disconnect at panel which should be installed.



Sub Panel

Location: Basement
Observations: Sub panel appears functional.
Over current protection devices are breakers.



Sub Panel 2

Location: Basement
Observations: Panel appears functional.
Over current protection devices are breakers.

Panel Cover Fasteners

Materials: Main panels
Observations: Some screws are missing for panel covers which need replacement.

Exterior Electrical

Ground fault Protected Outlets

Location: Front of the building, Right side of the building, Back of the building
Observations: The accessible outlets were tested and found functional which include ground fault protection.

Interior Electrical

General Interior Outlets

Observations: The accessible three prong outlets tested functional.

Open Junction Boxes

Location: Attic
Observations: There are open electrical boxes which need further evaluation and covers replaced by electrician.

Well Water Supply Plumbing

Private Well

Location: Back of the building.
Observations: The water supply is private and provided by a well, which is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial aquifer, which are dependant upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Also, you should be aware that local and regional standards of adequate flow vary considerably. Recommend monitoring water quality on a consistent basis.

Well Housing

Observations: The well housing is in functional condition with cap.
Well cap is loose and needs securing.

Well Pump

Type: Water is being provided by a submersible pump within the well housing
Observations: Submersible well pump activated and appears functional but not visible.

Pump Electrical

Observations: Pump switch lacks proper cover resulting in exposed connections which is a safety hazard that needs repair.

Pump switch lacks proper cover resulting in exposed connections which is a safety hazard that needs repair.

Pressure Tank

Observations: Pressure tank is present in the basement.
Pressure tank is in functional condition.
Recommend insulating pressure tank to prevent condensation.

Exterior Plumbing

Exterior Hose Spigots

Location: Front of the building, Right side of the building
Observations: The exterior hose spigots are functional and should be winterized during cold weather.

Irrigation System

Observations: There is a sprinkler system installed that should be demonstrated by owner or qualified contractor. System requires winterization to prevent freeze damage.
Evaluation is beyond the scope of a home inspection.

Main and Branch Line Plumbing

Main Water Supply Piping

Type: Plastic, Copper
Observations: Main line appears functional.
Proper insulation recommended on exposed piping to prevent condensation.

Water Main Shut Off Valve

Location of water main shut off valve: Pressure tank
Observations: Valve is present

Water Pressure

Observations: Pressure was acceptable at time of inspection.

Water Filtration and Conditioning

Observations: None

Water Supply Branch Lines

Type: Copper, PEX
Observations: Visible branch lines appear functional.
Supply lines are not fully visible.

Drainage Waste and Vent Plumbing

General Drain and Waste Lines

Materials: Plastic, Chrome
Observations: The visible interior waste lines appear functional.
Waste lines not fully visible.

Plumbing Venting

Observations: Roof terminated plumbing drainage vents are present.

Waste Line Clean Out

Location: Basement
Observations: Clean out ports are present.

Waste Disposal System

Location

System Location: System appears to be on left side of the building.

Treatment Tank

Observations: Recommend pumping tank for maintenance every 3 to 5 years or as per size of tank verse number of people living in structure. This will allow for a visual inspection of tank interior by pumping company. If the tank has not been pumped according to chart it is recommend that a maintenance type pumping of tank be performed. The system would need access and pumping if system is to be further evaluated.

Waste Disposal Dye Test

Observations: The system was flood tested simulating normal usage as per size of the structure using a soluble dye and was found currently functional with no evidence of breakout at the time of inspection. Water was introduced into the system during the inspection with dye as a aid to visually inspect for evidence of problem operation. This test is not conclusive and has limitations.

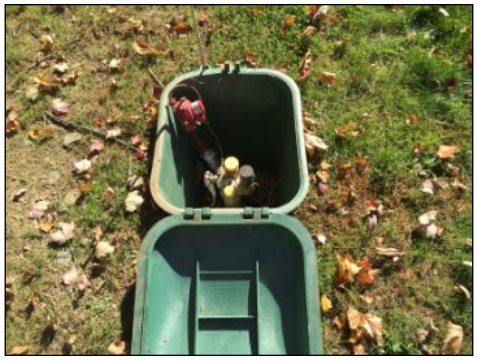
Last Maintenance Pump Out

Observations: Unknown, system appears updated or improved consult owner for history.
County requires pumping every 5 years minimum.

Fuel Supply

Propane Tank

Location: Left side of the building, Serving house
Observations: Tank is in use and has propane stored.
Tank is buried unable to fully inspect.



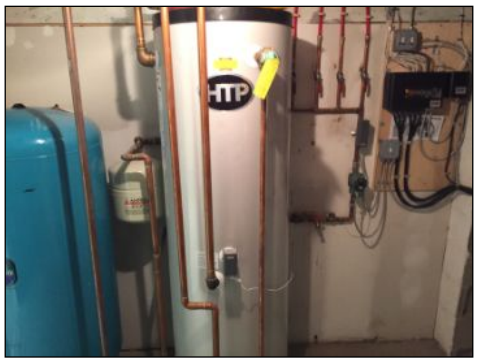
Propane Tank 2

Location: Right side of the building, Serving pool heater
Observations: Tank is buried unable to inspect.
Tank has propane stored.

Water Heater 1

Water Heater

Location: Basement
Type: Indirect water storage tank, a zone of the heating boiler.
Observations: Hot water heater is functional.



Estimated Age

Observations: 2014

Temperature Pressure Relief Valve

Observations: The water heater is equipped with a mandated pressure temperature relief valve.

Maintenance

Observations: Recommend periodic maintenance and draining of sediment by plumber.

Water Temperature

Observations: Temperature was in the acceptable range.

Heating System 1

Heating System

Unit Location: Basement
Type and fuel source: Boiler, which typically has about a 30 year life span when installed and maintained properly.

Observations: Heating system was tested by activating with the use of the thermostat which activated at time of inspection.

Estimated Age of The Unit

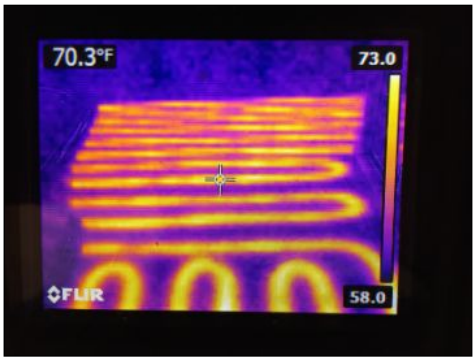
Observations: 2014

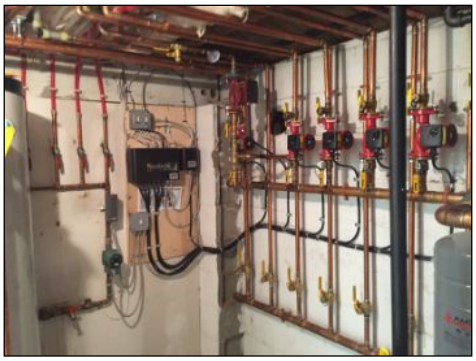
Emergency Electrical Disconnect

Location: Basement
Observations: Switch is present

Distribution

Distribution Type: Hot water coils within the air handlers, Radiant floor bathroom





Zone Observations

Materials: Seven
Observations: Six zones heating.
One zone water heater.

System Maintenance

Last system Maintenance: Unknown, No service ticket present
Observations: Maintain yearly inspections and unit cleaning by heating specialist, some components of the system such as controls typically do not last as long as the system and may need repairs in the future to keep the system functional. Monitor your system particularly after periods of non use.
System appears due for its annual maintenance.

Temperature Pressure Relief Valve

Observations: The unit is equipped with a mandated pressure temperature relief valve.
Valve discharge piping has been improperly reduced to 1/2" piping which needs repair to include 3/4" piping.

Valve discharge piping has been improperly reduced to 1/2" piping which needs repair to include 3/4" piping.

Flue Piping

Observations: Visible sections of the flue piping appears functional.

Combustion Air

Observations: Mechanical room lacks combustion air vents, recommend adding venting to ensure room has adequate combustion air.

Air Conditioning System

General Air Conditioning System

System Location and Type: Exterior, Attic
Estimated Age of System 2014
Observations: Air conditioning system was tested by activating with use of the thermostat which activated and cooled the air at time of inspection.

Distribution

Distibution Type: Ducts and diffusers
Observations: There is an opening in the return duct which needs repair.

Air Filter

Air Filter Location: At air handler
Observations: Filter should be changed or cleaned every 30 to 90 days during peak usage.

Maintenance

Observations: Recommend having annual maintenance performed to ensure proper efficient function.
Recommend cleaning of evaporator coil and checking of refrigerant charge.

Air Handler

Location: Attic
Observations: Air handler activated and is functional.
Recommend insulating hydro air heating supply and return lines in the attic.
There are open ports drawing in air which should be plugged.

Recommend insulating hydro air heating supply and return lines in the attic.

There are open ports drawing in air which should be plugged.

Air Conditioning System 2

General Air Conditioning System

System Location and Type: Exterior, Attic
Estimated Age of System 2014
Observations: Air conditioning system was tested by activating with use of the thermostat which activated and cooled the air at time of inspection.

Distribution

Distibution Type: Ducts and diffusers

Air Filter

Air Filter Location: At air handler
Observations: Filter should be changed or cleaned every 30 to 90 days during peak usage.

Maintenance

Observations: Recommend having annual maintenance performed to ensure proper efficient function.
Recommend cleaning of evaporator coil and checking of refrigerant charge.

Air Handler

Observations: Air handler activated and is functional.
Recommend insulating heating lines in the attic for energy efficiency.
There are open ports on the air handler which should be sealed.

Air Conditioning System 3

General Air Conditioning System

System Location and Type: Exterior, Attic, Split system, Hydro air heat
Estimated Age of System 2014
Observations: Air conditioning system was tested by activating with use of the thermostat which activated and cooled the air at time of inspection.

Distribution

Distibution Type: Ducts and diffusers
Observations: Supply duct appears disconnected in the attic and needs repair.

Air Filter

Air Filter Location: At air handler
Observations: Filter should be changed or cleaned every 30 to 90 days during peak usage.

Condensate Drainage

Observations: Condensate drain line is improperly plumbed and pitched which needs re piping by air conditioning contractor to ensure proper drainage.

Maintenance

Observations: Recommend having annual maintenance performed to ensure proper efficient function.
Recommend cleaning of evaporator coil and checking of refrigerant charge.

Air Handler

Observations: Air handler activated and is functional.
Recommend insulating heating lines in the attic for energy efficiency.
There are open ports drawing in air which should be plugged.

Thermostat

Observations: Thermostat is loose and should be secured.

Condenser

Observations: Condenser lacks proper manufactures recommended clearance from other condenser and wall which needs further clearance created to ensure adequate air flow.

Air Conditioning System 4

General Air Conditioning System

System Location and Type: Exterior, Basement
Estimated Age of System 2014
Observations: Air conditioning system was tested by activating with use of the thermostat which activated and cooled the air at time of inspection.

Distribution

Distibution Type: Ducts and diffusers

Air Filter

Observations: Filter should be changed or cleaned every 30 to 90 days during peak usage.

Maintenance

Observations: Recommend having annual maintenance performed to ensure proper efficient function.

Air Handler

Location: Basement
Observations: Air handler activated and is functional.
There are open ports drawing in air which should be plugged.

Air Conditioning System 5

General Air Conditioning System

System Location and Type: Exterior, Attic, Left side of the building
Observations: Air conditioning system was tested by activating with use of the thermostat which activated and cooled the air at time of inspection.

Distribution

Distibution Type: Ducts and diffusers

Air Filter

Air Filter Location: At air handler
Observations: Filter should be changed or cleaned every 30 to 90 days during peak usage.

Condensate Drainage

Observations: Condensate drain line lacks proper pitch and needs repair to ensure proper drainage.

Maintenance

Observations: Recommend having annual maintenance performed to ensure proper efficient function.

Air Handler

Location: Attic
Observations: Air handler activated and is functional.
Recommend insulating hydro air heating supply and return lines in the attic.
There are open ports drawing in air which should be plugged.

Interior Floors, Walls, and Ceilings

General Floor Covering

Observations: The floors are in functional condition with common wear that commiserates with its age.

General Interior Walls

Observations: Walls are in functional condition.

General Ceiling Covering

Observations: The ceilings are in functional condition.

Smoke Detectors, Carbon Monoxide Detectors

Areas lacking smoke detectors

Location: Bedrooms, Basement, Hallway first floor, Hallway second floor
Observations: Recommend adding independent from the alarm system smoke detectors to ensure safety.

Areas lacking carbon monoxide detectors

Location: Hallway first floor, Hallway second floor, Finished basement
Observations: Recommend adding independent from the alarm system carbon monoxide detectors to ensure safety.

Alarm System

Observations: Alarm system is present which evaluation is beyond the scope of a home inspection, consult alarm specialist for evaluation.

Bathroom 1

Location

Location: Second floor, Bedroom 2
Type: Full bath

Lights

Observations: Light(s) are functional.

Electrical Outlets

Observations: The bathroom outlets are functional and have ground fault circuit interruption (GFCI) protection.

Sink

Observations: The sink is functional.

Sink water supply lines

Observations: The supply lines below the sink appear functional and have shut off valves present.

Sink drain lines

Observations: Drain line is functional

Toilet

Observations: Toilet is functional.

Tub/shower

Observations: Tub/shower is functional.

Exhaust fan

Observations: Exhaust fan is present and activates.

Bathroom 2

Location

Location: Hallway bathroom, Second floor
Type: Full bath

Lights

Observations: Light(s) are functional.

Electrical Outlets

Observations: The bathroom outlets are functional and have ground fault circuit interruption (GFCI) protection.

Sink

Observations: The sink is functional.

Sink water supply lines

Observations: The supply lines below the sink appear functional and have shut off valves present.

Sink drain lines

Observations: Drain line is leaking and needs repair.

Toilet

Observations: Toilet is functional.

Tub/shower

Observations: Tub/shower is functional.

Exhaust fan

Observations: Exhaust fan is functional.

Bathroom 3

Location

Location: Master Bathroom, Second floor
Type: Full bath

Lights

Observations: Light(s) are functional.

Electrical Outlets

Observations: The bathroom outlets are functional and have ground fault circuit interruption (GFCI) protection.

Sink

Observations: The sink is functional.

Sink water supply lines

Observations: The supply lines below the sink appear functional and have shut off valves present.

Sink drain lines

Observations: Drain line is functional

Sink 2

Observations: The sink and its components are functional.

Toilet

Observations: Toilet is functional.

Tub

Observations: Tub is functional.

Exhaust fan

Observations: Ducting is incomplete.

Stall Shower

Observations: Stall shower is functional.

Bathroom 4

Location

Location: First Floor, Office
Type: Full bath

Lights

Observations: Light(s) are functional.

Electrical Outlets

Observations: The bathroom outlets are functional and have ground fault circuit interruption (GFCI) protection.

Sink

Observations: The sink is functional.

Sink water supply lines

Observations: The supply lines below the sink appear functional and have shut off valves present.

Sink drain lines

Observations: Drain line is functional

Toilet

Observations: Toilet is functional.

Tub/shower

Observations: Tub/shower is functional.

Exhaust fan

Observations: Exhaust fan is functional.

Bathroom 5

Location

Location: Hallway bathroom, First floor
Type: Half bath

Lights

Observations: Light(s) are functional.

Electrical Outlets

Observations: The bathroom outlets are functional and have ground fault circuit interruption (GFCI) protection.

Sink

Observations: The sink and its components are functional.
The mechanical sink stopper is not functional and needs repair.

Sink water supply lines

Observations: The supply lines below the sink appear functional and have shut off valves present.

Sink drain lines

Observations: Drain line is functional

Toilet

Observations: Toilet is functional.

Exhaust fan

Observations: Exhaust fan is functional

Bathroom 6

Location

Location: Hallway bathroom, First Floor
Type: Three quarter bath

Lights

Observations: Light(s) are functional.

Electrical Outlets

Observations: The bathroom outlets are functional and have ground fault circuit interruption (GFCI) protection.

Sink

Observations: The sink is functional.

Sink water supply lines

Observations: The supply lines below the sink appear functional and have shut off valves present.

Sink drain lines

Observations: Drain line is functional

Toilet

Observations: Toilet is functional.

Exhaust fan

Observations: Exhaust fan is present and activates.

Stall Shower

Observations: Stall shower is functional.

Stairway 1

Stairway

Location: Stairs to second floor
Observations: Stairway is functional.

Handrail

Observations: Handrail is present.

Guardrail

Observations: Guardrail is present.

Stairway 2

Stairway

Location: Stairs to second floor, Over garage
Observations: Stairway is functional.

Handrail

Observations: Handrail is present.

Guardrail

Observations: Guardrail is present.

Stairway 3

Stairway

Location: Stairs to basement
Observations: Stairway is functional.

Handrail

Observations: Handrail is present.

Kitchen

Electrical Outlets

Observations: The kitchen counter outlets are functional and have ground fault circuit interruption (GFCI) protection within six feet of plumbing components.

Light(s)

Observations: Lights are functional.
One of the lights did not activate which needs repair.

Cabinets

Observations: Cabinets are functional.

Counter Top

Observations: Counter top is functional.

Sink

Observations: The sink is functional.

Sink 2 is functional

Sink Supply Lines

Observations: The supply lines below the sink appear functional and have shut off valves present.

Sink Drain Lines

Observations: Drain lines are functional.

Dishwasher

Observations: Dishwasher are new and not activated which need activation and evaluation to ensure proper function.

Food Disposal

Observations: A disposal is typically not recommended for septic systems and should not be used or removed.

Built in Electric Wall Oven

Observations: Wall oven is functional.

Gas Range

Observations: Gas range is functional.

Exhaust Fan

Observations: The exhaust fan is functional.

Slop Sink

Slop Sink

Location: Basement
Observations: Sink is functional.
Functional pump up unit is present for drain line.

Laundry

General Laundry

Location: Basement, First floor
Observations: Laundry equipment is not installed unable to test components

Dryer Vent

Observations: Both laundry locations lack dryer vent ducting and exterior ports which need to be added.

220 Outlet

Observations: 220 outlets for dryer are present.

Garage 1

Location of Garage

Location: Attached
Size: Three car

Garage Floor

Observations: The visible sections of the garage slab are functional with common cracking.

Entry Door to Living Space

Observations: The house entry door is functional.

Fire wall and ceiling

Observations: Bay 1 has a hole in the wall which needs repair to maintain fire rating.

Electrical Outlets

Observations: Accessible garage outlets are functional which have ground fault circuit interruption (GFCI) protection.

Garage Door

Garage Door Observations: Vehicle door is functional.

Garage Door 2

Observations: Vehicle door is functional.

Garage Door 3

Observations: Vehicle door is functional.

Garage Door Opener 1

Observations: The garage door opener is functional.

Garage Door Opener 2

Observations: The garage door opener is functional.

Garage Door Opener 3

Observations: The garage door opener is functional.

Exterior Door

Observations: Door is functional.

Swimming Pool

General Pool

Location: Right side of the building
Pool Type: In Ground, Gunite
Observations: Pool appears in functional condition with some weathering.

Pool Deck

Observations: Poll deck is in functional condition with some minor common cracking.

Pool Interior

Materials: Gunite
Observations: Debris and staining is present on pool interior.
Pool water level is low.

Pool Heater

Type: Propane fired
Observations: Pool water heater fuel supply is disconnected which needs evaluation, activation, and servicing to confirm unit is functional.

Pool Filter

Observations: Pool filter is currently functional.
Pool skimmer cover is broken and needs replacement.

Supply and Return Line Piping

Observations: Visible piping is functional.
Piping serving pool water heater lacks proper support and should be upgraded to ensure integrity.

Pool Enclosure

Observations: Enclosure is rotted in areas, not secure, and lacks proper gating requirements which should be upgraded to ensure safety, consult local building department for further information.
Areas of the fencing are incomplete and damaged which need repair.



Bonding Wire

Observations: Bonding wire is present for filter pump motor.

Electrical

Observations: Sub panels and timer serving pool equipment are rusted and deteriorated which need review, repair, and or replacement to ensure integrity.
Pool lighting does not activate and needs further evaluation and repair.
Electrical conduit serving lighting is separated which needs repair.
Ground fault outlet behind pool house does not test properly and needs repair by electrician.


Sub panels and timer serving pool equipment are rusted and deteriorated which need review, repair, and or replacement to ensure integrity.


Electrical conduit serving lighting is separated which needs repair.

Pool House Roof

General Roof Covering

Observations: General condition of the roof covering appears functional with signs of weathering and aging appropriate to approximate age of roof.

Shingle Observations

Observations: There are some damaged shingles which need replacement to ensure water tightness.

Pool House Exterior Walls

General Exterior Wall Covering

Wall Covering Type: Wood boards
Observations The general wall covering integrity is in functional condition with some weathering.

Building is timber framed which has ground contact creating a conducive condition to rot and wood destroying insects that should be monitored.

Wall Covering Finish

Observations: The wall covering will need surface prep and a finish applied to maintain integrity.

Damaged Wall Covering

Observations: There are holes from wood peckers which need repair.
Exterior doors have rot and deterioration which need repair or replacement.
Building is not fully water and pest tight which is evident from staining.

There are holes from wood peckers which need repair.

Exterior doors have rot and deterioration which need repair or replacement.

Pool House Gutters

Areas Lacking Gutters

Observations: The building lacks gutters, recommend adding gutters, downspouts, and splash blocks for drainage to ensure flow away from structure. Lack of gutters may cause erosion, splash on structure components causing deterioration, and is conducive to moisture penetration of the foundation.

Pool House Windows

General Windows

Window Type: Single pane
Observations: Window is broken and need replacement.

Pool House Inerior

General Interior

Observations: Concrete slab on grade is functional.
Outlets are ground fault protected and tested functional.