

HOME INSPECTION REPORT



Inspector:

Jeffrey Cohen

License # 16000043031

22 Roosevelt Ave
Inspection Prepared For:
Smith John

Agent: Mike Knows - ABE Real Estate

Date of Inspection: 1/4/2019

Age of House: 27 years

Size: 1917 Sq Ft

How's My House Home Inspections
516-732-7595

Howsmyhouse@gmail.com

Howsmyhousehomeinspections.com

Report Summary

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

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Exterior		
Page 9 Item: 8	Electrical Conditions	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Page 9 Item: 10	Lot Grade and Drainage Conditions	• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector CANNOT always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems. Buyer is advised to refer to Disclosure Statement for further information about drainage failure. • Dry wells were observed on the right side of the house, most likely to aid in the drainage and grading condition of the lot. Make sure to keep these free of debris and leaves.
Page 10 Item: 12	Retaining Wall Conditions	• Weeping/ drainage pipe by railroad tie retaining wall is damaged. Suggest repair to improve functionality.
Page 11 Item: 15	Porch Condition	• Loose rails and wood rot on stiles observed at the front porch. Suggest repairs by a qualified contractor.
Basement		

Page 21 Item: 10	Window Condition	<ul style="list-style-type: none"> • All basement bedrooms are required to have egress windows to aid in escape if a fire shall occur and/ or allow fireman to enter if need be. Egress window requirements include a maximum sill height above floor of 44 inches, Minimum width opening of 20 inches, minimum height opening of 24 inches and a minimum net clear opening of 5.7 square feet. We suggest inquiring with a qualified contractor for installation options.
Water Heater		
Page 32 Item: 4	Temperature Pressure Release Valve Conditions	<ul style="list-style-type: none"> • The TPR is to short. The TPR valve should be no more then 6" from the ground to prevent accidental scalding.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

General Information

1. Inspector

Barry Cohen, Jeffrey Cohen

2. Persons in Attendance

Buyer , Buyers Agent, Listing Agent

3. Occupancy

The Property is occupied

4. Weather conditions

Temperature at the time of inspection was approximately 40 degrees. • Clear • There was no rain in the last 3 days.

5. Home Type

Materials: Single Family Home • Colonial

6. Locations

Materials: Descriptions—When outside the structure, the terms “front,” “left,” “rear,” and “right” are used to describe the structure as viewed from the main entrance, even if it does not face the address street. If you have any questions about room descriptions or locations, please contact us; it’s important that you be able to identify the rooms that we discuss in your report. • Ensure that Attorney check for all Certificate of Occupancy (CO's)



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Report Introduction

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

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

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

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Exterior

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

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.



1. Driveway Condition

Materials: Asphalt

Observations:

- Suggest sealing to preserve the remaining life of the driveway.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



2. Walkway Conditions

Materials: Paver/Tile



3. Exterior Wall Cladding Condition

Materials: Vinyl Siding

Observations: Suggest sealing/caulking as part of routine maintenance to prevent further deterioration., Siding extends to below grade at some areas. This can result in water seepage into framework or as an entry way for wood destroying insects, which is not visible to inspection., Areas of minor damage noted., Suggest trimming back vegetation from brick to prevent deterioration., Some maintenance such as power washing the siding in some areas is suggested.



Maintenance needed - power washing



4. Trim Conditions

Materials: Metal • Vinyl

Observations: Suggest sealing/caulking as part of routine maintenance to prevent further deterioration., Loose/ damaged trim cladding observed by garage door, suggest securing/ repairing as necessary., Loose trim observed above front porch, recommend repair and/ or ongoing monitoring.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



Loose/ damaged trim by garage door



5. Window/Frame Conditions

Materials: Double Hung • Fixed • Vinyl Frame



6. Exterior Door Conditions

Materials: French • Wood

Observations:

- Deteriorated weather stripping observed on the front door. Suggest having this repaired/ replaced to improve energy efficiency.
- Screen doors at rear of house do not retract easily, suggest cleaning and adjustment or replacement.



7. Gutter Condition

Materials: Aluminum

Observations:

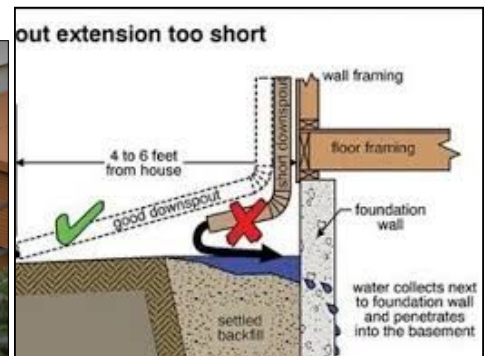
- Regular maintenance, such as clearing gutters of leaves and debris, is recommended on a regular basis
- Clogged gutters noted. Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
- Some of the gutters drain into a drywells at the corners of the house. Make sure to keep these drywells clear of debris
- Downspout discharges water at foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage.



Upper gutter drains to roof



Some gutters drain under ground



8. Electrical Conditions

Observations:

- No **GFCI** protection present, suggest installing GFCI protected receptacles for safety.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



Non working gfi at rear of house.



9. Exterior Faucet Conditions

Location: Right Side

Observations:

- Recommend shutting off water to exterior faucets during the winter months to prevent freezing pipes.



10. Lot Grade and Drainage Conditions

Observations:

- Moderate Slope
- Surface drainage observed, unable to determine the effectiveness of this system.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector CANNOT always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems. Buyer is advised to refer to Disclosure Statement for further information about drainage failure.
- Dry wells were observed on the right side of the house, most likely to aid in the drainage and grading condition of the lot. Make sure to keep these free of debris and leaves.



11. Foundation Conditions

Type: Basement • Concrete

Observations:

- Minor damage to foundation by garage, ongoing monitoring suggested.



Minor damage observed by garage door



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



12. Retaining Wall Conditions

Materials: Block • Railroad Ties

Observations:

- Appeared serviceable at time of inspection. Structural assembly inaccessible.
- Weeping/ drainage pipe by railroad tie retaining wall is damaged. Suggest repair to improve functionality.



Damaged weeping pipe



13. Patio Conditions

Materials: Paver/Tile

Observations:

- Minor settlement in some areas may be a trip hazard. Suggest repairs by a qualified contractor.



Settlement noted



14. Deck Condition

Materials: Wood

Observations:

- Suggest adding steps to patio to improve use.
- Suggest staining, painting or sealing deck as necessary to preserve the remaining life of the deck.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



Consider adding step to patio for ease of use



15. Porch Condition

Materials: Wood

Observations:

- Wood rot and missing trim observed at front porch. Repairs suggested.
- Loose rails and wood rot on stiles observed at the front porch. Suggest repairs by a qualified contractor.



Wood softening on stiles rails. Repairs needed.



Loose and damaged railings



Missing and damaged trim on front porch



16. Stair Condition



17. Vegetation Observations

Observations:

- No major system safety or function concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



18. IGS Observations

Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper weatherizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection



IGS controls - front lawn



19. General Exterior Comments

Observations:

- An effective water management program is required for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.



Dry well at side of house



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Roof

1. Methods Used to Inspect Roof

How Inspected: Observed from the ground with field glasses and telephoto lens.

2. Roofing Material/ Type

Materials: Asphalt Composition Shingles (architectural)



3. Roof Surface Conditions

Observations:

- Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.
- Moss/fungi growth observed.
- Nail pops



Nail pop - rear roof



Moss growth - rear roof



Moss growth - rear roof



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



4. Skylight Condition

Observations:

- Limited review, inspected from interior only.



Skylight controls - 1 upstairs, 1 downstairs



5. Roof Venting Condition

Materials: Gable vents • Ridge vents



6. Roof Comments

Observations:

- Roof appeared serviceable at time of inspection. No prediction of future performance or warranties can be offered. If further review is desired we suggest contacting a qualified roofer.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Attic

1. Methods Used to Inspect

How Inspected: Accessible • Accessible with limitations. Some areas of the attic may be inaccessible at the time of the inspection due to stored items, lack of floor boards, insulation, or air conditioning handling units.



2. Framing Condition

Style: Beams • Rafters



3. Sheathing Condition

Materials: Plywood



4. Evidence of leaking

Observations:

- The attic appeared dry at the time of the inspection.



5. Insulation Condition

Materials: Fiberglass • Rolled/Batt insulation



6. Ventilation Conditions

Style: Gable Vents • Ridge Vents



7. Electrical Conditions

8. Attic Comments



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Garage

1. Garage Type

Type: Attached



2. Garage Floor Condition

Materials: Concrete



3. Garage Door Condition

Materials: Fiberglass • Roll-up Panel



4. Garage Door Hardware Condition



5. Garage Door Opener Condition

Observations:

- Auto reverse sensors should be no more than 6" above floor. Suggest lowering these sensors for safety
- Minor adjustment may be needed. Suggest review by a qualified contractor.



6. Garage Window Conditions

Materials: Double Hung • Vinyl Frame



7. Fire Door Conditions

Materials: Metal/Metal Clad



8. Fire Wall Condition



9. Garage Wall Condition

Materials: Drywall



10. Garage Ceiling Condition

Materials: Drywall



11. Garage Electrical Condition

Observations:

- GFCI protected receptacle installed for safety.

12. Garage Comments



Acceptable



Repair/ Replace



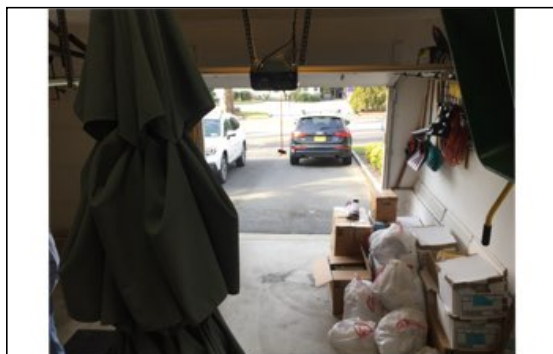
Safety



Monitor



Not Accessible



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Chimney

1. Chimney Comments

Type: Vinyl encased heating and fireplace chimney.



2. Chimney Condition



Chimney encase in siding



3. Flue Condition

Materials: Unable to determine the type of flue lining there is.



4. Spark Arrester/Rain Cap Condition

Rain Cap Present • Screened cap present



5. Chimney Comments

Observations:

- Limited review, chimney was viewed from the ground only. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Basement

1. Basement Access

Basement stairway.



2. Foundation Comments

Type: Finished Basement



3. Basement Stairs Condition



4. Basement Floor Condition

Materials: Carpet • Concrete

Observations:

- Common cracks and heaving observed. This does not appear to be a structural problem. Suggest ongoing monitoring.



Heaving and settling observed in boiler room



5. Basement Walls Condition

Materials: Block • Drywall • Poured Concrete

Observations:

- Dry at the time of the inspection.
- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



Efflorescence observed



6. Basement Ceilings Condition

Materials: Drywall • Open Beam



7. Exterior Doors Condition

Materials: Metal



8. Joist Condition

Materials: Conventional 2 x 10 Framing



9. Beams Condition

Materials: Metal • Wood



10. Window Condition

Style: Awning
Observations:

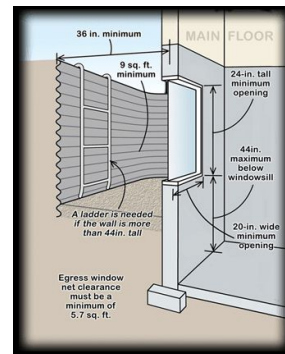
• All basement bedrooms are required to have egress windows to aid in escape if a fire shall occur and/ or allow fireman to enter if need be. Egress window requirements include a maximum sill height above floor of 44 inches, Minimum width opening of 20 inches, minimum height opening of 24 inches and a minimum net clear opening of 5.7 square feet. We suggest inquiring with a qualified contractor for installation options.



Loose window well cover



11. Electrical Conditions



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



12. Basement Comments

Observations:

- Limited review due to finished basement. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed plumbing and foundation elements.



Acceptable



Repair/ Replace



Safety



Monitor



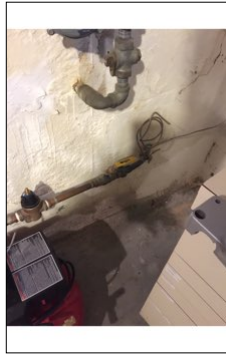
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Plumbing



1. Water Meter & Shut Off Condition

Materials: Water meter was located in the front yard
 Materials: Copper • Front of basement



Main water shut off - front of basement



Water meter located in front lawn



2. Supply Line Condition

Materials: Copper



3. Waste Disposal System Condition

Materials: Private on site waste system • Septic System

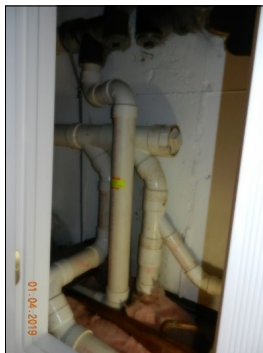
Observations:

- Septic tanks, leach tanks and other private sewage systems are outside the scope of this report and are not inspected. We recommend review by a qualified professional to assess the functionality and condition of the system, prior to close.



4. Waste Line Condition

Materials: Cast Iron • **PVC** • Due to finished nature of basement we were unable to determine many of the facets related to the house plumbing.



5. Venting Conditions



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



6. Plumbing Comments

Comments:

- All plumbing components tested well at time of inspection unless otherwise noted.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Electrical



1. Main Service Drop Condition

Type: Main Service Drop is overhead



2. Electric Meter Condition

Location: Left Side

Observations:

- Power company seal is missing, which may indicate improper system modifications. Recommend review by the local electric utility company for safety.



Missing power company service tag



3. Condition

Materials: Grounded three prong style outlets • **AFCI** outlets

- GFCI outlets

Observations:

- Unable to locate ground rod. Suggest review by licensed electrician to prevent accidental shock.



4. Electrical Panel Condition/ Comments

Type / Materials: Breakers • The main service is approximately 200 amps, 240 volts.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



5. Smoke detector comments

Location: Basement • Main Floor • Second Floor

Observations:

- While there may be serviceable smoke and carbon monoxide detectors in the house at time of inspection, buyer is urged to review existence of such upon close as they are on occasion removed by seller. These items are generally mandatory in all municipalities.
- It is recommended that you change your smoke and CO2 detectors every five years. The age of the smoke detectors in the house has not been determined. However we recommend that it is a good time to not only change the detectors but to also upgrade to combination CO2/ smoke detectors.



6. Outlet/ switch Condition

Materials: Grounded three prong style outlets • AFCI outlets
• GFCI outlets



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Heating System

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

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



1. Heating Equipment Condition

Materials: Gas fired boiler • **Hydronic System**

Materials: WEIL MCLAIN: Heat for the house is provided by a Weil Mclain gas fired boiler, Model number CGA-7-SPDN, serial number CP11490928. We were unable to determine when this unit was manufactured.

For more information about your heating unit you can go to:

<http://www.weil-mclain.com/en/weil-mclain/>

Observations:

- During the inspection we turned up the heat and observed the boiler/ furnace turn on and operate normally. We also observed heat coming from the radiators/ baseboard/ registers in the house.
- Dirt and dust observed on burners. Suggest review by licensed HVAC contractor for cleaning and tune up.
- Recommend a full inspection and tune up of all heating and cooling equipment after you take ownership of the house to ensure proper working order. You may also want to consider a service contract.



2. Temperature Pressure Release Valve Conditions

Observations:

- The TPR is too short. The **TPR valve** should be no more than 6" from the ground to prevent accidental scalding.
- Evidence of water leaking from TPR



Acceptable



Repair/ Replace



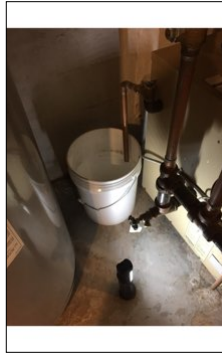
Safety



Monitor



Not Accessible



Bucket under TPR valve, signs of past issues



3. Exhaust Venting Conditions

Materials: Metal



4. Air Filter Condition

Observations:

- We recommend changing or cleaning the filter monthly during the heating and cooling season.



5. Thermostat Condition

Zoned heat, multiple thermostats observed.

Observations:

- Located by half bath on the first floor and the second floor common bathroom on the second floor.



6. Pipes, Ducting, Radiators/ Register Condition



7. Gas Meter Condition

Location: Front of basement



Located in front of basement



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Air Conditioning System

As of January 1, 2020 the former industry-standard refrigerant R22 (also known as Freon) is being phased out worldwide due to its harmful effects on the ozone layer. As per the US Environmental Protection Agency, R22 will become illegal in the United States on January 1, 2020. After that R22 refrigerant phase out date, R22 can no longer be manufactured or imported into the US. What does the R22 phase out timeline mean for you?

After R22 becomes illegal on January 1, 2020, older R22 systems become obsolete and can no longer be repaired when the repair would require adding refrigerant to the system. Except for some simple electrical issues, many types of repairs do require recharging refrigerant. In general, owners of R22 air conditioners will have 3 choices:

1. Do nothing until your system breaks down.
2. Retrofit (or convert) your old R22 equipment to use an existing refrigerant.
3. Replace your system proactively.

If your system is older we recommend inquiring if it has been updated by the seller. If it has not been converted please be aware that it may need to be converted or replaced if problems arise. We would also recommend having a qualified HVAC technician review the system.

For more information about this phase-out you can go to:

<https://www.epa.gov/ods-phaseout>

1. Type

Materials: Central Air



2. Condition

Materials: Left side

Materials: Unit 1, Bryant, model 593cj042-c, serial number 0303e22889. This unit was manufactured in?

Unit 2, Rheem, model ra1342aj1na, serial number w271613524, manufactured in 07/2016.

Observations:

- Recommend review by licensed HVAC technician for cleaning, tune up and/ or repair.



3. Condenser Fins Condition



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

**4. Refrigerant Line Condition****5. Outside Disconnect Condition****6. Base/ Pad Condition**

Observations:

- Level

**7. Clearance**

Observations:

- Allow 1 to 3 feet of open horizontal space next to intake grilles of the outdoor unit to allow optimum air intake. To avoid excessive heat buildup inside the condenser coil and ensure proper heat dispersal, leave 4 to 6 feet of vertical clearance above the unit.
- 4 to 6 feet Vertical clearance not observed.
- Suggest removing any obstructions to improve airflow around the Compressor/ condenser unit.

**8. Air Handler Condition**

Materials: Attic • Basement

Materials: Basement unit, Carrier, model FB4ANB042000AAGA, serial number 3602A74417, this unit was manufactured in September 2002. Attic unit, Ruud, model RH1P4221STANJA, serial number W161604278, manufactured April 2016.

For more information on your units you can go to:

<https://www.carrier.com/residential/en/us/>

and

https://www.ruud.com/products/hvac/air_handlers/

Observations:

- Recommend review by licensed HVAC technician for cleaning, tune up and/ or repair.

**9. Air Handler Energy Source**

Materials: Electric



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



10. Evaporator Coil Condition

Observations:

- Not accessible



11. Fly Wheel Condition

Observations:

- Not accessible.



12. Condensate Line/ Drain Condition

Observations:

- To exterior
- To pump



13. Drip Pan/ Overflow Lines Condition

Observations:

- Rust in pan, indication of past issues.
- Overflow lines drain to exterior



14. Air Handler Filter Condition

Observations:

- Recommend replacement on a monthly basis.

15. Air Conditioner Comments

Materials: We were unable to fully inspect the Air Conditioning system because it was shut down for the season (or not yet turned on). These systems should not be operated when it is under 65 degrees.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Water Heater

1. Water Heater Type and Manufacturer

AO SMITH: Hot water for the house is provided by a 75 gallon A.O. Smith gas fired water heater. Model PCG 75 300, serial number 1546A030058. This unit was manufactured on 11/18/2015.

For more information about your water heater you can go to:

<http://www.hotwater.com/resources/product-literature/instruction-manuals/>



2. Water Heater Condition

Observations:

- Serviceable at time of inspection. No warranties can be offered on this or any other appliance.



3. Supply lines Condition

Materials: Copper



4. Temperature Pressure Release Valve Conditions

Observations:

- The TPR is too short. The TPR valve should be no more than 6" from the ground to prevent accidental scalding.



5. Flue Venting Conditions

Materials: Metal



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Kitchen

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



1. Kitchen Floor Condition

Materials: Wood



2. Kitchen Walls Condition

Materials: Ceramic Tile



3. Ceiling Conditions

Materials: Drywall/Plaster



4. Kitchen Electrical Condition

Observations:

- GFCI in place



5. Kitchen Cabinet Condition



6. Kitchen Counter Top Condition



7. Kitchen Sink Condition

Materials: Stainless Steel



8. Kitchen Faucets



9. Traps/Drains/Supply Condition



10. Appliances - Condition



11. Hood Fan Condition

Exterior Vented

12. Kitchen Comments



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Bedrooms

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



1. Floor Condition



2. Wall Condition



3. Ceiling Conditions

Observations:

- Common cracks noted.



Peeling joint tape



4. Door Conditions



5. Window Condition



6. Electrical Conditions

7. Bedroom Comments



Acceptable



Repair/ Replace



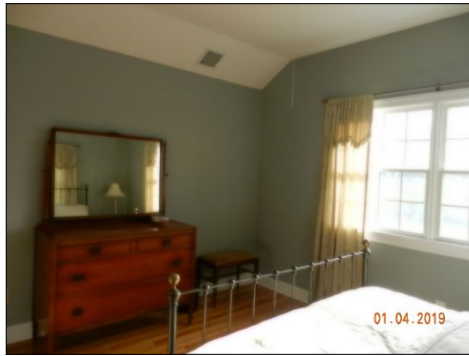
Safety



Monitor



Not Accessible



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Bathroom 1

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. During the inspection the inspector will Flush the toilets, fill the tubs and let the showers and sinks run for few minutes to determine if there are any leaks or issues that may arise.

1. Bathroom Location

Location: Ensuite to Master bedroom



2. Bath Floor Conditions

Materials: Ceramic Tile



3. Bathroom Wall Condition

Materials: Ceramic Tile • Drywall/Plaster



4. Bathroom Ceiling Condition

Materials: Drywall/Plaster



5. Bathroom Doors Condition

Materials: Wood



6. Bathroom Windows Condition

Style: Double Hung



7. Electrical Condition

Observations:

- GFCI in place and operational



8. Heat Source Condition

Type: Central Heating and Cooling



9. Bathroom Exhaust Fan Condition



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



10. Tub/Whirlpool Condition

Style: Whirlpool tub

Observations:

- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.
- Debris was ejected from the jets during operation, recommend having circulation system professionally cleaned prior to use.



11. Tub Surround Condition

Materials: Ceramic Tile



12. Tub Faucet Condition



13. Shower Base Condition

Materials: Ceramic Tile



14. Shower Surround Condition

Materials: Ceramic Tile



15. Shower Door Condition

Materials: Glass



16. Shower Faucet/ Head Condition



17. Sink Condition

Materials: Ceramic



18. Sink Faucet Condition



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



19. Traps/Drains/Supply Condition



20. Toilet Condition



21. Counters/Cabinets Condition

22. Bathroom Comments



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Bathroom 2

1. Bathroom Location

Materials: Second Floor Common Bathroom



2. Bath Floor Conditions

Materials: Ceramic Tile



3. Bathroom Wall Condition

Materials: Drywall/Plaster



4. Bathroom Ceiling Condition

Materials: Drywall/Plaster



5. Bathroom Doors Condition

Materials: Wood



6. Bathroom Windows Condition

Materials: Double Hung



7. Electrical Condition

Observations:

- GFCI in place and operational



8. Heat Source Condition

Materials: Central Heating and Cooling



9. Bathroom Exhaust Fan Condition



10. Tub/Whirlpool Condition

Materials: Tub



11. Tub Surround Condition

Materials: Ceramic Tile



12. Tub Enclosure Condition

Materials: Plastic



13. Tub Faucet Condition



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



14. Shower Faucet/ Head Condition



15. Sink Condition

Materials: Ceramic



16. Sink Faucet Condition



17. Traps/Drains/Supply Condition

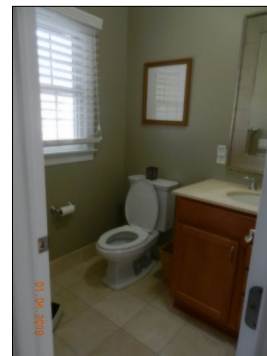
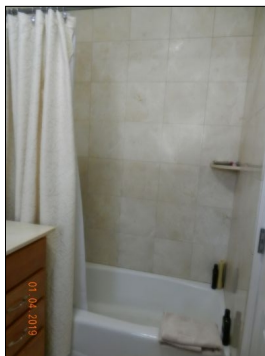


18. Toilet Condition



19. Counters/Cabinets Condition

20. Bathroom Comments



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Laundry Area

1. Laundry Area Location

Location: Main Floor



2. Floors

Materials: Wood



3. Walls Condition

Materials: Drywall/Plaster



4. Ceiling Condition

Materials: Drywall/Plaster



5. Door Condition

Materials: Bi-fold



6. Electrical Conditions



7. Washer Hook-ups

Observations:

- Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.



8. Dryer Hook-ups

Observations:

- Electric
- Gas

9. Laundry Comments



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Other Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.



1. Floor Condition



2. Wall Condition



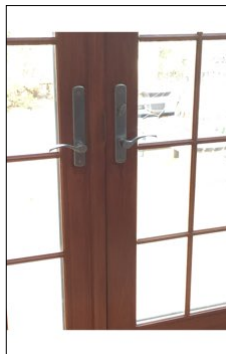
3. Ceiling Conditions



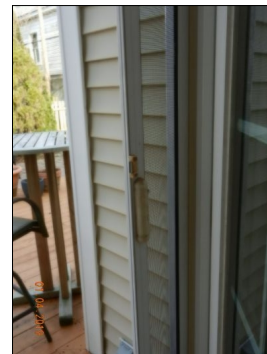
4. Door Conditions

Observations:

- The locking mechanisms for the French door and the rear door did not operate properly. They should be adjusted by a qualified locksmith.



Lock/ door needs adjustment



Screens stick



5. Window Condition



6. Electrical Conditions



7. Stair Conditions



Acceptable



Repair/ Replace



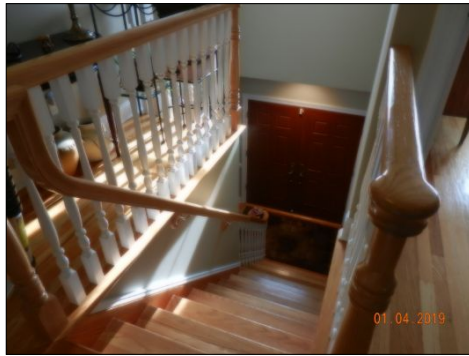
Safety



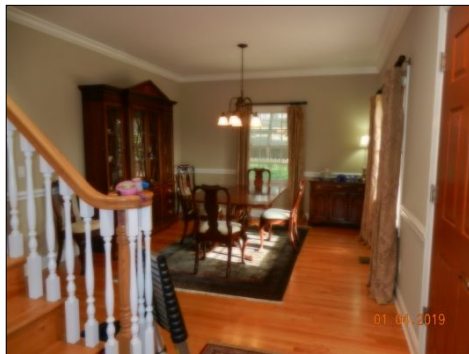
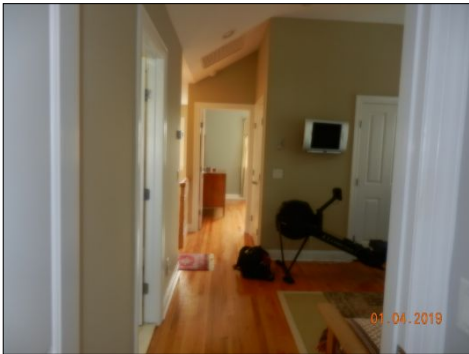
Monitor



Not Accessible



8. Other Interior Area Comments



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Wood Destroying Organisms

The inspector does an inspection of the subject structure to render an opinion on the presence of, or damage from, Wood Destroying Organisms (WDOs) as well as conditions conducive to such WDOs.

AREAS INSPECTED include: structural exterior (accessible both visibly and physically to an inspector at ground level); accessible structural interior (accessible from ground level, attics may not be inspected); accessible sub structural crawl space(s); garages and carports which are attached to the structure.

VISUAL ONLY: The inspection performed is a limited visual inspection only, and the report is a written opinion of the inspector based on what was visible, evident and accessible at the time of the inspection. As such, the report does not in any way represent or guarantee the structure to be free from wood destroying organisms or their damage, nor does it represent or guarantee that the total damage or infestation is limited to that disclosed in the report. We do not render opinions or assume liability on latent conditions or areas that are inaccessible, covered, obstructed, or that cannot be reached without the use of a ladder. Lower portions of the siding, trim, window frames and sills within six feet of the ground are spot checked only, and only these areas are inspected. All areas of the siding, trim, window frames and sills above six feet from the ground are excluded. The inspector did not deface or probe into any finished window or door frame, trim work, floor coverings, walls, ceilings or other finished surfaces. As such, the inspection firm will not be held liable for infestations or damages that were not evident except by probing or marring finished surfaces.

WOOD DESTROYING ORGANISMS INCLUDE: subterranean termites, dampwood termites, carpenter ants, moisture ants, wood boring beetles of the family Anobiidae, and wood decay fungus (rot). The inspector will not assume any responsibility for WDOs that were not detected during their dormant season.

INACCESSIBLE AREAS: The following areas are inaccessible for inspection and there is no economically practical method to make these areas accessible. These areas, however may be subject to attack by wood destroying organisms. No opinion is rendered nor liability assumed concerning the condition of these areas. If any of these areas are subsequently made accessible and visible by the owners or their agents at their expense, this company can return to the property on request and perform a Supplemental Inspection for an additional fee:

- The interior of hollow walls and all enclosed spaces, such as areas between a floor or porch deck and the ceilings or soffits below.
- Wall, floor and ceiling areas covered or concealed by insulation, sheetrock, plaster, tile, laminate, marble, vinyl, carpet, stucco, siding, masonry, and other surface materials.
- Areas beneath wood floors installed over concrete. Interior areas covered or concealed by built-in cabinets, appliances, and wall or floor coverings.
- Floor framing areas such as subfloors, floor joists, mud sills, rim joists and support beams that are covered or insulated areas in the crawlspace are spot checked only. Damage from, or infestations of carpenter ants or other wood destroying organisms may be concealed from view by insulation in areas that were not spot checked, and therefore may not be seen at the time of the inspection. This company and its agents assume no liability for any damage or infestations that may not have been detected because of being concealed by insulation. If you are concerned about these areas, we recommend that you have the insulation removed and then contact this company to perform a supplemental inspection. Appliances, furniture and other personal possessions of the occupant are not moved during the inspection. Infestations or damage that may exist under or behind these items are excluded. Upon request, this company can go back to the property after these items are removed and perform a supplemental inspection for an additional fee. This company shall not be held responsible in any matter by any party of any condition of wood destroying organisms or for any consequences of such infestations if such conditions were concealed in inaccessible areas and were not reasonably apparent by a visual inspection at the time the inspection was performed. Access is limited by the physical size of the inspector. Areas with access openings less than approximately 12 inches high by 24 inches wide will not be accessible.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible



1. OBSERVATIONS

Observations:

- The basement, attic and grounds were inspected for any signs of termites or other wood destroying organisms. No signs of any damage or infestation was seen.



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Hydronic System	All hydronic heating systems have one thing in common: hot water. Hydronic heating systems provide warmth by pumping hot water from the boiler through piping to a heat exchanger located with in an air handler to create warm air.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves



Acceptable



Repair/ Replace



Safety



Monitor



Not Accessible