

ProSpec Home Inspection of Long Island Property Inspection Report



2673 Walker St., Bellmore, NY 11710
Inspection prepared for: Name Deleted
Date of Inspection: 1/13/2018 Time: 10:00 AM
Age of Home: 60 yrs old Weather: Sunny, 40F
Approx Year Built: 1958

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Report Summary

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

ATTIC		
Page 13 Item: 5	Insulation	<ul style="list-style-type: none"> Insulation depth varies 1 - 2 inches (R-5); Poorly insulated; Recommend improvement. IMPROVE: Generally we recommend an Insulation height of 9-10 inches (R-30 min.) where possible. Additional insulation can be installed for enhanced energy efficiency of the home.
Page 13 Item: 6	Insulation Condition	<ul style="list-style-type: none"> Insulation is missing and damaged in some sections of the attic floor.
ELECTRICAL		
Page 15 Item: 1	Electrical Service Entrance	<ul style="list-style-type: none"> Overhead service drip loop should not be in contact with aluminum downspout. Recommend review by a licensed electrician for corrective repair. Electrical service ground wire was found disconnected from grounding rod. Recommend electrician to re-attach and check continuity. Older meter box badly rusted , caused by water entry. Recommend electrician to update.
PLUMBING		
Page 27 Item: 2	Water Piping	<ul style="list-style-type: none"> Leaky valve noted in basement. Deposits observed at water valves is a sign of valve body corrosion and past leakage.
Page 28 Item: 3	Waste/Drain/Vent Pipes	<ul style="list-style-type: none"> Vent pipe penetration at west exterior. Recommend caulk to seal around penetration to prevent moisture intrusion of the wall assembly.
Bathroom #3		
Page 32 Item: 2	Bathroom#3 Condition	<ul style="list-style-type: none"> Toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Whirlpool/tub faucet did not supply hot water. Recommend plumber to evaluate. GFCI type receptacle did not trip when tested. Recommend replacing GFCI receptacle. Floor tile grout cracked/missing; suggest grout repair(s).
KITCHEN - 1st Floor		
Page 37 Item: 10	Dishwasher	<ul style="list-style-type: none"> Dishwasher was missed (not tested). Suggest seller demonstrate at walk-thru.
INTERIOR AREAS		
Page 42 Item: 5	Skylights	<ul style="list-style-type: none"> Rear bedroom: Skylight operator was broken and shouldn't be operated. Suggest repairing operator.
Page 44 Item: 7	Stairs & Handrail	<ul style="list-style-type: none"> A handrail is missing.
ROOF		
Page 50 Item: 2	Roof Condition	<ul style="list-style-type: none"> Section of shingles were apparently blow loose and are missing. Suggest priority repair.

CHIMNEY		
Page 53 Item: 1	Chimney	<ul style="list-style-type: none"> • West chimney mortar shows sign of deterioration. Recommend repointing mortar joints where needed to prevent further degradation. The chimney is otherwise structurally sound.
EXTERIOR		
Page 55 Item: 2	Gutters & Down Spouts	<ul style="list-style-type: none"> • Downspout extensions missing. Recommend extending downspouts 4 ft minimum where possible to direct run-off away from structure and prevent water seepage through foundation walls. Adding dry well(s) may be considered as an option where necessary.
Page 56 Item: 5	Eaves / Fascia / Trim	<ul style="list-style-type: none"> • smetic damage noted at aluminum cladding over barge board at west exterior. Suggest repair to prevent water penetration.
GARAGE		
Page 60 Item: 2	Walls	<ul style="list-style-type: none"> • Attached garage interior wall penetration needs to be closed to prevent air communication to the home interior, and to provide the required fire rating per building standards.
Patio Area		
Page 65 Item: 1	Patio	<ul style="list-style-type: none"> • Floor mounted receptacle conduit broken; potential for water entry into conduit. Recommend priority repair.
Pool		
Page 66 Item: 1	Pool	<ul style="list-style-type: none"> • Pool not inspected. Recommend seller allowing for a qualified pool contractor inspect the pool liner for possible defects caused by ground settlement. • Pool filter winterized, piping drained. System/operation unknown. We recommend contacting a qualified pool service technician for evaluation upon seasonal start-up. • In this situation, we suggest that the seller warrant the operational status of the filtration system on an one-time start-up basis when warmer weather allows.

Summary Comments

1. Summary

- No major deficiencies were observed at the visible portions of the structural components of the home -- in normal condition for its age.
- Repairs recommended during the first year of occupancy are estimated to be: \$4,500 - \$6,500 based on the Report Summary.

Inspection Details

1. Attendees

Client present, Buyer Agent present, Selling Agent present

2. Occupancy

Occupied - Furnished

Natural Hazards

1. Flood

Observations:

- General Comments: The home was located within an area known to have experienced flooding in the past. You should ask your agent and the seller about this condition and about any flood damage which the home may have experienced in the past in order to gain a realistic idea of the risk potential for future flooding. Certain conditions related to the potential for flooding may limit the ability of the home to qualify for certain types of building permits or mortgage loans or insurance. You should inquire with the local building department about any such limitations. You may want to discuss the necessity for flood insurance with your insurance agent. Flood insurance is federally subsidized and is relatively inexpensive.

Building Permits

1. Building Permits

Observations:

- Suggest seller provide available C.O. for any additions to the house structure .

STRUCTURE

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

1. Structure Description

Description:

- Single Family House
- Splanch Style (3-level house inside of a 2-level skin)
- Gable roof noted
- Shed roof noted
- Foundation: Poured Concrete (w/stucco veneer).
- Foundation: Concrete Block also noted.
- Floor Structure: 2x8 Joists 16" O.C. (w/cross braces), T&G floor boards.
- Roof Structure: 2x6 Rafters 16" O.C., 2x8 ridge beam, T&G roof boards.
- Vertical support of roof ridge beam noted.
- Walls: 2X4 frames



Roof Structure: 2x6 Rafters 16" O.C., 2x8 ridge beam, T&G roof boards.



Vertical support of roof ridge beam noted.

STRUCTURE Continued



Foundation: Concrete Block also noted



Foundation: Poured Concrete (w/stucco veneer).



Floor Structure: 2x8 Joists 16" O.C. (w/cross braces), T&G floor boards.

2. Limitations & General Conditions

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.
- Limited review due to mostly closed basement walls and ceilings.
- No significant structural defects observed at visible portions of the foundation and floor structure - In normal condition for its age.

3. Moisture Intrusion

Observations:

- Moderate amounts of efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected where possible.

STRUCTURE Continued

4. Foundation Walls

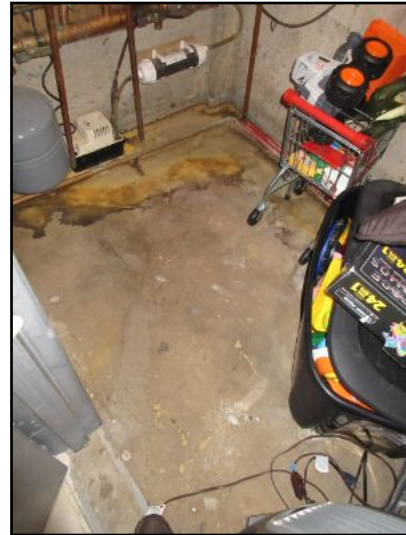
Observations:

- Limited visual access and review of foundation wall interior due to finishing systems.
- Visible portions of foundation walls were dry at the time of the inspection.
- No unusual settlement cracks were observed at the visible portions of the foundation walls at the time of inspection.

5. Floor/Foundation Slab

Observations:

- Concrete slab only partially visible due to floor coverings.
- Floor Covering: All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- No unusual cracks were observed at the visible portions of the slab foundations at the time of inspection.
- Visible portions of floor slab were dry at the time of the inspection.



6. Beams & Columns

Observations:

- Joists and floor boards were mostly finished/concealed; unable to fully inspect.
- No deficiencies were observed at the visible portions of the structural components of the home.

7. Wood Destroying Insect Inspection

Observations:

- No signs of previous treatment for termites was observed. Refer to NPMA-33 form attached.
- No signs of termite activity or damage was observed at the visible portions of the structure.

BASEMENT

1. Basement General

Observations:

- The home has a interior drainage system, i.e., ejector pump and floor drain in basement. It is advised to obtain documentation and warranty information from current owner.

2. Basement Configuration

Observations:

- Foundation construction included a finished basement.
- Partial Basement
- Walls and ceilings finished.

3. Basement General Condition

Observations:


- At the time of the inspection, the Inspector observed no deficiencies in the condition of the finished basement. Most of the structure was not visible due to floor, wall and ceiling coverings. Inspection of unfinished basements typically includes examination of:
 - Visible structure
 - Floor coverings
 - Wall surfaces
 - Ceiling surfaces
 - Provisions for egress
 - Provisions for accommodation of expansive soil
 - General interior

4. Electrical



5. Windows

Type:

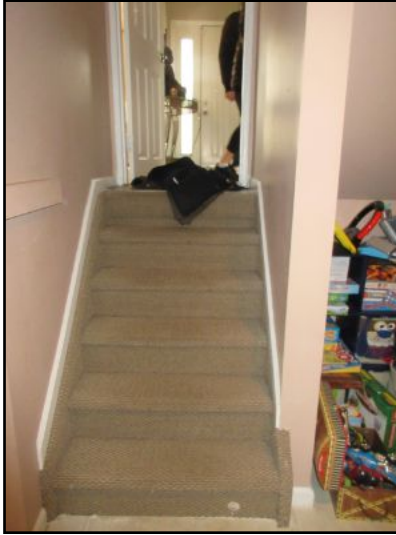
- Aluminum framed Louvered windows noted.
- DEFERRED  COST: Recommend updating basement windows to thermally insulated type vinyl framed windows for energy efficiency and low maintenance.

6. Stairs

Observations:

- A handrail is missing.

BASEMENT Continued



A handrail is missing.

7. Heat Distribution

- Baseboard convectors

8. Sewage Ejector

Observations:

- The home had a sewage ejector installed in a pit in the basement floor. Sewage ejectors are designed to pump waste from lower-level drain/waste pipes up to the main sewer pipe, which is drained by gravity. Typical examples of homes requiring a sewage ejector are homes with finished basements and hillside homes.

ATTIC

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

1. Attic General

Observations:

- No significant defects observed at visible portions of the attic - In normal condition for its age.

2. Access

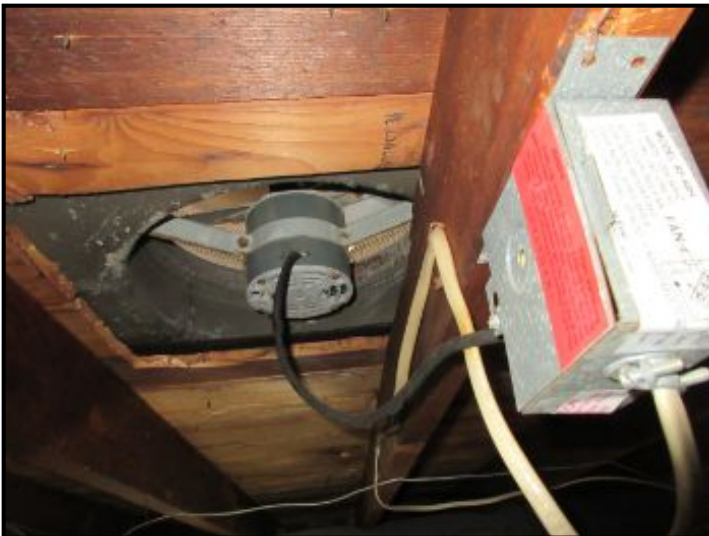
Observations:

- Pull Down Ladder located in: hall
- Scuttle Hole located in: master bathroom

3. Ventilation

Observations:

- Gable-end louver vents noted.
- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Fixed roof exhaust vents noted.
- Thermostatically controlled Power Ventilator. Colder temperature prevented testing due to limit on thermostat. Suggest verification of performance. Recommended Temperature setting is 85 deg F.
- Attic appears to be adequately ventilated.



Thermostatically controlled Power Ventilator. Colder temperature prevented testing due to limit on thermostat. Suggest verification of performance. Recommended Temperature setting is 85 deg F.



Thermostat functionality is questionable for Power Ventilator

4. Vent Screens

Observations:

- Vent screens noted as functional; suggest cleaning.

ATTIC Continued

5. Insulation

Description:

- Fiberglass batts with kraft paper facing noted.
- Installed in joist cavities.
- **Insulation depth varies 1 - 2 inches (R-5); Poorly insulated; Recommend improvement.**
- **IMPROVE:** Generally we recommend an Insulation height of 9-10 inches (R-30 min.) where possible. Additional insulation can be installed for enhanced energy efficiency of the home.



Insulation depth varies 1 - 2 inches (R-5); Poorly insulated; Recommend improvement.

6. Insulation Condition

Observations:

- Attic space is partially floored, limiting the insulation between these floor joist cavities to 6.5".
- No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.
- **Insulation is missing and damaged in some sections of the attic floor.**



Insulation is missing and damaged in some sections of the attic floor.



Insulation is missing and damaged in some sections of the attic floor.

ATTIC Continued



Attic space is partially floored, limiting the insulation between these floor joist cavities to 6.5".

7. Electrical/Lighting

Observations:

- Light bulb missing.
- Inspector did not locate a light switch.
- Electrical Box Cover missing. Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.



Electrical Box Covers missing. Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.

ELECTRICAL

1. Electrical Service Entrance

Observations:

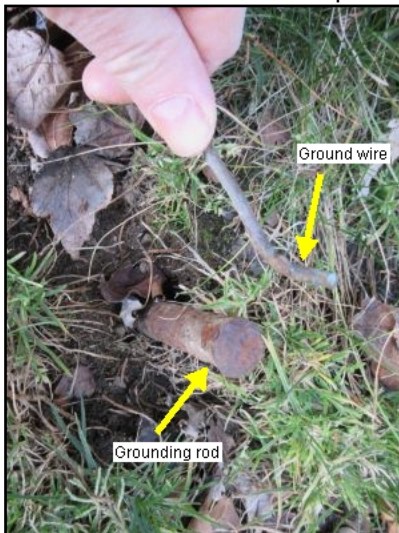
- Overhead service drop; 120/240 volts.
- Overhead service drip loop should not be in contact with aluminum downspout. Recommend review by a licensed electrician for corrective repair.
- Electrical service ground wire was found disconnected from grounding rod. Recommend electrician to re-attach and check continuity.
- Older meter box badly rusted , caused by water entry. Recommend electrician to update.



Overhead service drip loop should not be in contact with aluminum downspout. Recommend review by a licensed electrician for corrective repair.



ELECTRICAL Electrical Service Entrance



Electrical service ground wire was found disconnected from grounding rod. Recommend electrician to re-attach and check continuity.



Older meter box badly rusted , caused by water entry. Recommend electrician to update.

ELECTRICAL Continued



ELECTRICAL Electrical Service Entrance

2. Main Electrical Panel(s)



3. Main Panel Conditions

ELECTRICAL Continued



GFCI & Receptacles

1. GFCI Protection

Observations:

- **GFCI** protected receptacles noted missing or defective at Bathroom and Laundry area.
- GFCI protected receptacles are required in all bathrooms, kitchen counter tops, garages, outdoors, laundry areas, unfinished basements, crawlspaces at or below grade, and other potentially wet areas. --> We recommend an electrician provide updates as noted for occupant safety.

HEATING

1. Heating Equipment

Description:

- Navien Gas-fired Tankless Combination Condensing Boiler (High Efficiency). This is a Forced Hot Water Boiler with integral Domestic Water Heater.
- Heating Equipment located in basement



Navien Gas-fired Tankless Combination Condensing Boiler (High Efficiency). This is a Forced Hot Water Boiler with integral Domestic Water Heater.

2. Heating Equip. Data/Service Life

- Boiler data plate/serial no. indicates a nominal heating capacity of 199,000 Btu/hr, and a manufacture date of 10/14/2014, (less than 4 yrs old).



Boiler data plate/serial no. indicates a nominal heating capacity of 199,000 Btu/hr, and a manufacture date of 10/14/2014, (less than 4 yrs old).

HEATING Continued

3. Heating Equip. Condition

Observations:

- Burner fired by thermostat.
- **TPR** (Temperature Pressure Relief) valve and discharge pipe show no deficiencies.
- Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. We suggest review by a licensed heating contractor if a more detailed review is desired.
- Gas supply shut-off valve located at boiler.



TPR (Temperature Pressure Relief) valves and discharge pipes show no deficiencies.

4. Fuel - Gas Supply

Observations:

- Public Gas Service: Meter, shutoff valve and vented regulator noted outside.



Public Gas Service: Meter, shutoff valve and vented regulator noted outside.

5. Furnace Venting

Observations:

- Plastic - **PVC** vent noted.
- A high efficiency gas furnace has been installed and vented through the existing masonry chimney. Furnace flue gas temperatures are lower with these units causing condensate to collect in the vent system. This condensate contains acids which can corrode, this the neutralizing cartridge.

HEATING Continued

6. Heat Distribution

- 3-zone heating system noted.
- Baseboard convectors
- Copper, black iron pipe and **PEX**-AL-PEX tubing noted.
- Forced hot water distribution piping and Convectors / Radiators generally need to be purged of entrapped air (bled) from time to time to enable their full heating capability.



3-zone heating system noted.



Copper, black iron pipe and PEX-AL-PEX tubing noted.

COOLING

1. A/C EQUIPMENT

Description:

- Two Central **A/C** split-systems, each with outdoor condenser and Ducted indoor air handler.
- Condensing unit(s) located at side of house.
- Central Air Handler(s) located in attic.



One of two Rheem central air handlers located in the attic. Only the units' fans were tested and found operable. See related A/C test limitation.



Two Central A/C split-systems, each with outdoor condenser and Ducted indoor air handler.



AC#1



AC#2

2. A/C Equip. Data/Service Life

- AC#1: Rheem A/C condensing unit data plate/serial no. indicates a cooling capacity of 2 tons, and a manufacture date of 7/2004, (14 yrs old).
- AC#2: Rheem A/C condensing unit data plate/serial no. indicates a cooling capacity of 3 tons, and a manufacture date of 7/2004, (14 yrs old).
- Condensing unit normal design service life expectancy is 20-25 yrs with some maintenance.
- Both air handler data plate/serial nos. indicate a manufacture date of 3/2005, (13 yrs old). Manufacture dates differ between the indoor and outdoor units by approximately one year; 3/2005 vs. 7/2004 therefore the estimated time in service for these systems is 13 yrs.

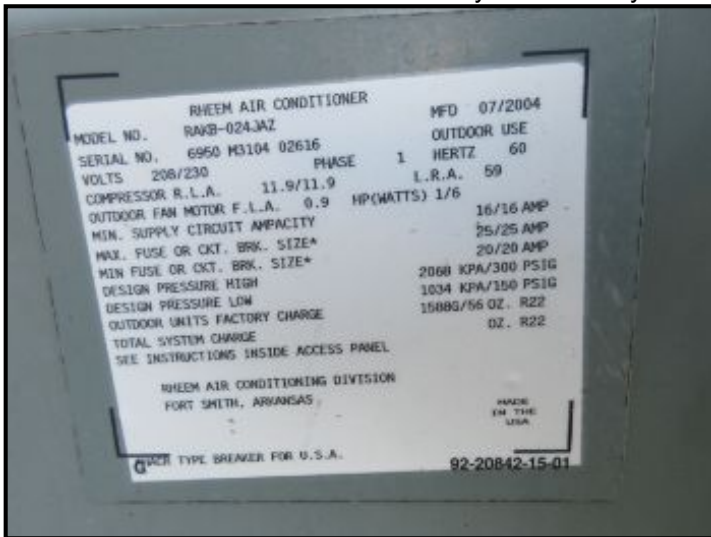
COOLING Continued



Both air handler data plate/serial nos. indicate a manufacture date of 3/2005, (13 yrs old). Manufacture dates differ between the indoor and outdoor units by approximately one year; 3/2005 vs. 7/2004 therefore the estimated time in service for these systems is 13 yrs.



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AC#1: Rheem A/C condensing unit data plate/serial no. indicates a cooling capacity of 2 tons, and a manufacture date of 7/2004, (14 yrs old).



AC#2: Rheem A/C condensing unit data plate/serial no. indicates a cooling capacity of 3 tons, and a manufacture date of 7/2004, (14 yrs old).

3. A/C Equip. Condition

Observations:

- Outdoor refrigerant piping insulation is deteriorated. Recommend replacing outdoor deteriorated insulation.
- Outdoor condenser air flow appears restrictive based on its distance from the house. This can negatively affect system performance. Suggest checking manufacturer's clearance requirements.
- LIMITATION: Testing of Air Conditioning Systems: If the outside temperature has not been at least 60 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on an one-time start-up and cool-down basis when warmer weather allows.
- One of two Rheem central air handlers located in the attic. Only the units' fans were tested and found operable.

COOLING Continued



Outdoor refrigerant piping insulation is deteriorated. Recommend replacing outdoor deteriorated insulation.



Outdoor condenser air flow appears restrictive based on its distance from the house. This can negatively affect system performance. Suggest checking manufacturer's clearance requirements.

4. Service Recommendation

- Recommend a qualified HVAC contractor perform maintenance and the noted repairs to the equipment to ensure proper operation and performance.

HVAC Components

1. Thermostats

- Digital - programmable type.
- Functional at the time of inspection.
- Recommend that the client have the homeowner provide the instructions for programming or show the client how to do so.
- Thermostats are not checked for calibration or timed functions.

2. Ductwork

- Ductwork system appears to be functional.
- Smudge marks noted at ceiling registers. Suggest cleaning or direct replacements as desired.
- LIMITATION: System is shut Down. Please confer with seller regarding start up procedures for this system.
- NOTE: Home inspection does not warrant or test air balancing of the ductwork system. Air supply rate requirements can be subjective, based on the needs of the occupants, and can only be determined during seasonal operation.

3. Filters

- Disposable filters located inside two filter-grilles at 3rd floor hall ceiling.
- Air handler filters are dirty and need replacement. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.
- MAINTENANCE: The air filter(s) should be inspected monthly and replaced or cleaned as required. Remember that dirty filters are the most common cause of inadequate cooling/heating performance.



Disposable filters located inside two filter-grilles at 3rd floor hall ceiling. Air handler filters are dirty and need replacement. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.

Smoke/CO Detectors

1. Smoke/CO Detectors

Observations:

- LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors at each level of the home for Life Safety. Detectors are generally reliable for up to 5 yrs.
- Smoke/Carbon Monoxide detector missing in main hall.



LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors at each level of the home for Life Safety. Detectors are generally reliable for up to 5 yrs.



Smoke/Carbon Monoxide detector missing in main hall.

PLUMBING

1. Water Service Entrance

Observations:

- Public water service entrance located at basement side wall.
- Water Service Entrance: 3/4" Copper, meter, shut-off valves and grounding observed.



Water Service Entrance: 3/4" Copper, meter, shut-off valves and grounding observed.

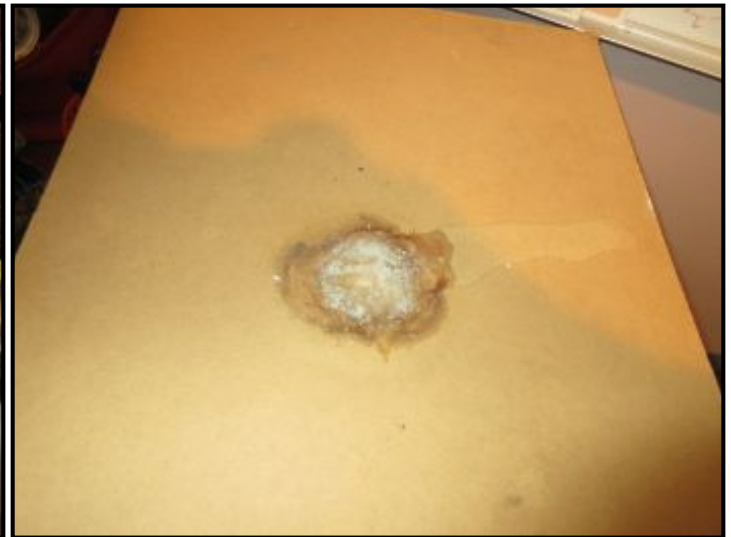
2. Water Piping

Observations:

- Supply Pipe Materials observed include: Copper / Brass / PEX.
- Most supply piping was concealed from visual inspection due to basement finishes.
- Cross connections: Unknown.
- **Leaky valve noted in basement.**
- **Deposits observed at water valves is a sign of valve body corrosion and past leakage.**



Leaky valve noted in basement. Deposits observed at water valves is a sign of valve body corrosion and past leakage.



Leaky valve noted in basement.

PLUMBING Continued

3. Waste/Drain/Vent Pipes

Observations:

- Waste disposal is public.
- Waste Pipe Exit located at front of house with vent and whole-house trap.
- Waste Pipe Materials observed include PVC / Cast Iron / Brass.
- Most waste piping was concealed from visual inspection due to basement finishes.
- Leaks: None observed.
- **Vent pipe penetration at west exterior. Recommend caulk to seal around penetration to prevent moisture intrusion of the wall assembly.**



Waste Pipe Exit located at front of house with vent and whole-house trap.



Vent pipe penetration at west exterior. Recommend caulk to seal around penetration to prevent moisture intrusion of the wall assembly.

Water Heater

1. WATER HEATER

Description:

- Tankless demand unit, integral with heating system.

2. Water Heater Condition

Observations:

- Water heater was operable.
- Temperature Pressure Relief (TPR) valve and discharge pipe show no deficiencies.

Bathroom #1

1. Bathroom#1 Description

First Floor Hall, Toilet, Vanity, Window, Baseboard/convactor heat noted, Ceramic tile Floor



First Floor Hall

2. Bathroom#1 Condition

Observations:

- Leaks: None Observed
- GFCI protected receptacle in place and operational.

Bathroom #2

1. Bathroom#2 Description

Master Bedroom, Toilet, Vanity, Stall Shower , Whirlpool, Exhaust Fan, Window, Baseboard/convector heat noted, Ceramic tile Floor, Ceramic tile Shower Wall



Master Bedroom

2. Bathroom#2 Condition

Observations:

- Leaks: None Observed
- GFCI protected receptacle in place and operational.
- Whirlpool pump was operable.
- Damage and attempted repair of door.



Damage and attempted repair of door.

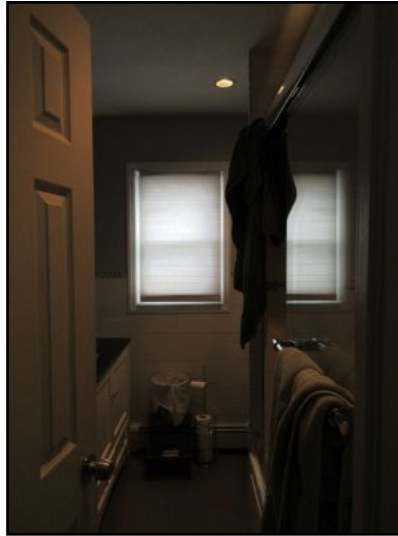


Whirlpool pump was operable.

Bathroom #3

1. Bathroom#3 Description

Second Floor Hall, Toilet, Vanity, Whirlpool, Exhaust Fan, Window, Baseboard/convactor heat noted, Ceramic tile Floor, Ceramic tile Shower Wall



Second Floor Hall

2. Bathroom#3 Condition

Observations:

- Leaks: None Observed
- Water pressure/flow is low when running other fixtures in one area.
- Whirlpool pump was operable.
- Suggest updating caulk at tub perimeter.
- Insulated glass window gas seal may have broken; Repair insulated glass panel, or replace whole sash.
- Window sill shows signs of moisture damage. Suggest repairing and refinishing affected wood.
- Toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.
- Whirlpool/tub faucet did not supply hot water. Recommend plumber to evaluate.
- GFCI type receptacle did not trip when tested. Recommend replacing GFCI receptacle.
- Floor tile grout cracked/missing; suggest grout repair(s).



GFCI type receptacle did not trip when tested. Recommend replacing GFCI receptacle.



Window sill shows signs of moisture damage. Suggest repairing and refinishing affected wood.

Bathroom #3 Continued



Insulated glass window gas seal may have broken; Repair insulated glass panel, or replace whole sash.



Floor tile grout cracked/missing; suggest grout repair(s).



Toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.



Whirlpool/tub faucet did not supply hot water. Recommend plumber to evaluate. Water pressure/flow is low when running other fixtures in one area.

Bathroom #3 Continued



Suggest updating caulk at tub perimeter.



Whirlpool pump was operable.

KITCHEN - 1st Floor

1. Kitchen (First Floor)



KITCHEN - 1st Floor Kitchen (First Floor)



KITCHEN - 1st Floor Kitchen (First Floor)

2. GFCI / Receptacles

Observations:

- GFCI protected receptacle(s) in place and operational.

3. Vent Hood/Fan

- Exterior Vented Fan and light was operable.



Exterior Vented Fan and light was operable.

4. Sink(s)

Observations:

- No defects observed.
- Leaks: None Observed

KITCHEN - 1st Floor Continued

5. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

6. Counters

Observations:

- Granite counter tops noted.
- No defects noted.

7. Range

Observations:

- Gas Range
- Range operated when tested. No warranties or guarantees of this or any other appliance can be offered.



Range operated when tested. No warranties or guarantees of this or any other appliance can be offered.

8. Oven

Observations:

- Gas Oven - operable



Gas oven and microwave were operable

KITCHEN - 1st Floor Continued

9. Refrigerator(s)

Observations:

- Refrigerator/freezer operating and frost free.
- Refrigerator appears to be 3 yrs old.
- Wine refrigerator was operating.
- Refrigerator located in garage was operating.



Refrigerator/freezer operating and frost free.



Wine refrigerator was operating.

10. Dishwasher

Observations:

- Dishwasher was missed (not tested). Suggest seller demonstrate at walk-thru.

11. Microwave

Observations:

- Microwave was operable at time of inspection.

12. Flooring

- Porcelain tile noted
- No defects noted.

13. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

LAUNDRY

1. Laundry

Observations:

- Laundry in basement
- Laundry receptacle appear as non-GFCI protected. Refer to Electrical section.
- Cover plate missing. Provide missing receptacle and switch cover plates.



Laundry receptacle appear as non-GFCI protected. Refer to Electrical section. Cover plate missing. Provide missing receptacle and switch cover plates.

2. Appliances

Observations:

- Washer was operable.
- Electric dryer was operable.



Washer and electric dryer were operable.



Washer was in use. This validates the dedicated sump pump as operable.

INTERIOR AREAS

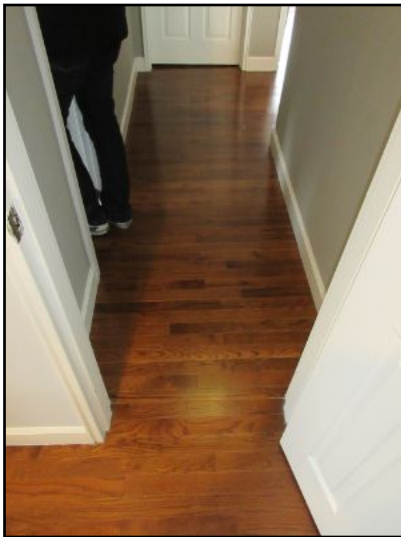
The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will 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. Floors

Descriptions:

- Hardwood floors noted at upper floor.

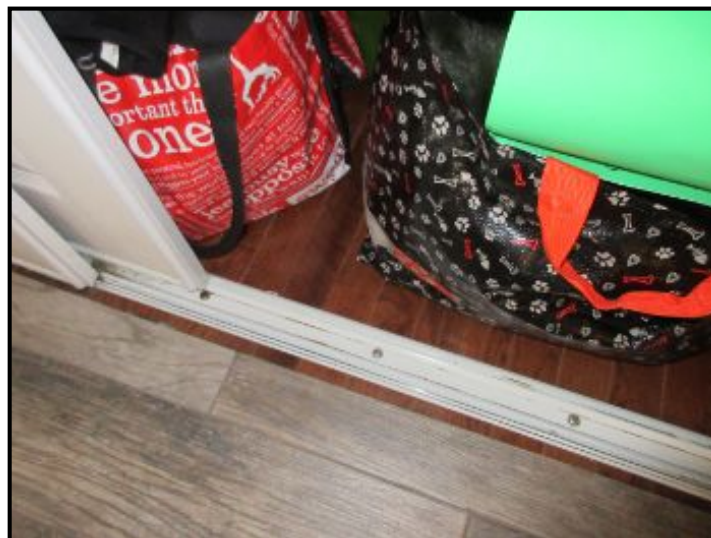


Hardwood floors noted at upper floor.



Living room floor is laminate.

2. Floor Conditions



Original hardwood floors observed below.

INTERIOR AREAS Continued

3. Windows

Type:

- Insulated glass windows noted.
- Non-insulated, single pane glass windows noted.
- Recommend updating single pane louvered basement windows to insulated glass vinyl type windows for energy efficiency, maintenance and aesthetic reasons.
- Wood framed Double Hung windows noted.
- Wood framed Casement windows noted.
- Vinyl framed Double Hung windows noted.
- Vinyl framed Single Hung windows noted.
- Vinyl framed Casement windows noted.
- Aluminum framed Louvered windows noted.

4. Window Conditions

Observations:

- Dining room side window was stuck closed.
- Some living room windows were stuck closed.
- Sloppy caulking repair noted at front corner bedroom.
- Most Screens were not installed at time of inspection.
- Older (1991 manufactured) thermal windows - weatherstripping deteriorated.
- Cloudiness/condensation observed in a couple of thermopane double glazed windows in bedrooms. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.
- Damaged/missing hardware at Rear bedroom. Repair as needed.



Dining room side window was stuck closed.



Some living room windows were stuck closed.

INTERIOR AREAS Continued



Front bedroom: Older (1991 manufactured) thermal windows - weatherstripping deteriorated.



Cloudiness/condensation observed in a couple of thermopane double glazed windows in bedrooms. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.



Sloppy caulking repair noted at front corner bedroom.



Older (1991 manufactured) thermal windows - weatherstripping deteriorated.

INTERIOR AREAS Continued



Rear bedroom: Cloudiness/condensation observed in a couple of thermopane double glazed windows in bedrooms. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.



Damaged/missing hardware at Rear bedroom. Repair as needed.



Rear bedroom: Cloudiness/condensation observed in a couple of thermopane double glazed windows in bedrooms. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.

5. Skylights

Observations:

- Kitchen skylights appeared serviceable with only minor cosmetic updates needed.
- Living room skylights appeared serviceable with only minor cosmetic updates needed.
- Master bedroom skylight appeared serviceable.
- **Rear bedroom: Skylight operator was broken and shouldn't be operated. Suggest repairing operator.**

INTERIOR AREAS Continued



Kitchen skylights appeared serviceable with only minor cosmetic updates needed.



Living room skylights appeared serviceable with only minor cosmetic updates needed.



Master bedroom skylight appeared serviceable.



Rear bedroom: Skylight operator was broken and shouldn't be operated. Suggest repairing operator.

6. Doors

INTERIOR AREAS Continued



Cosmetic damage noted at front corner bedroom door frame..

7. Stairs & Handrail

Observations:

- A handrail is missing.

8. Fireplace(s)

Description:

- Living Room/Den fireplace noted.
- Kitchen nook fireplace noted.
- Masonry fireplace(s) noted.
- Gas fireplace noted.



Living Room/Den fireplace noted.



Kitchen nook fireplace noted. Gas fireplace operable.

9. Fireplace Conditions

Observations:

- Damper was opened and closed several times.
- Have chimney swept by professional.
- Fireplace ash dump door was operable.

INTERIOR AREAS Continued

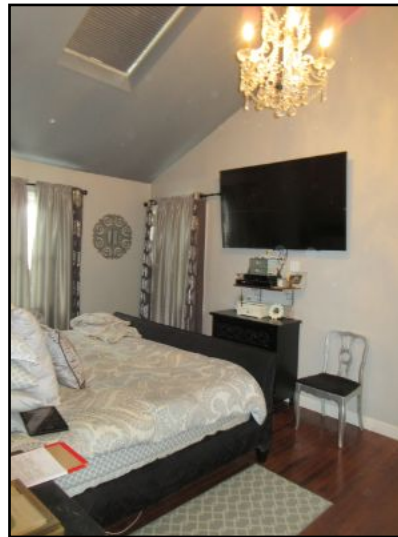


Damper was opened and closed several times.



Fireplace ash dump door was operable. Have chimney swept by professional.

10. Master Bedroom



INTERIOR AREAS Master Bedroom

11. Front Bedroom

INTERIOR AREAS Continued

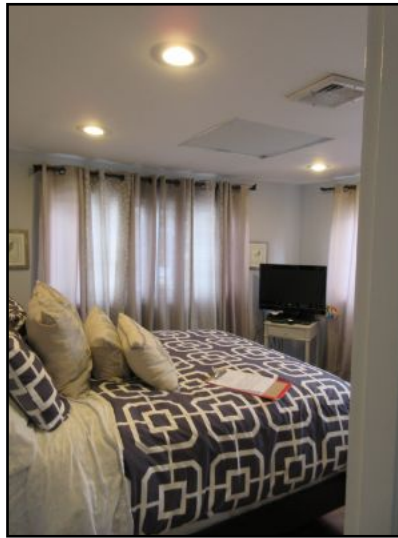


INTERIOR AREAS Front Bedroom



INTERIOR AREAS Front Bedroom

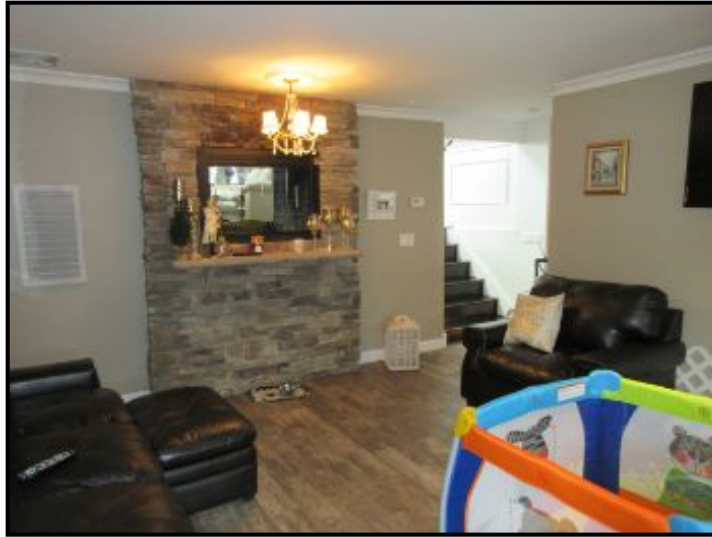
12. Rear Bedroom



INTERIOR AREAS Rear Bedroom

13. Den/family room

INTERIOR AREAS Continued



INTERIOR AREAS Den/family room

ROOF

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

1. Roof General

- Asphalt shingles noted.
- Asphalt rolled roofing noted.
- Inspected: Walked on the roof.
- One layer of asphalt shingles noted at roof of kitchen addition.
- Two layers of asphalt shingles noted at upper roof.
- Ice shield observed.



One layer of asphalt shingles noted at roof of kitchen addition.



Asphalt shingles noted.

ROOF Continued



Asphalt rolled roofing noted.



Two layers of asphalt shingles noted at upper roof.



Asphalt rolled roofing noted.



Rear roof looking south.



Roof looking west.



Looking east

ROOF Continued

2. Roof Condition

Observations:

- No major system safety or function concerns noted at time of inspection.
- Roof ridge beam appeared straight and even.
- Top asphalt roof covering appeared to be approximately 6 yrs old.
- Confer with seller about transferring the manufacturer warranty.
- **Section of shingles were apparently blow loose and are missing. Suggest priority repair.**



Roof ridge beam appeared straight and even.



Top asphalt roof covering appeared to be approximately 6 yrs old.



Section of shingles were apparently blow loose and are missing. Suggest priority repair.



Condition along drip edge at rear bedroom addition roof should be sealed to prevent future water penetration.

3. Flashing

Observations:

- Copper flashing visible around chimney.
- Flashings are mastic covered, recommend periodic re-sealing all through the roof vents and projections as a part of routine maintenance.

ROOF Continued



Copper flashing visible around chimney.



Flashings are mastic covered, recommend periodic re-sealing all through the roof vents and projections as a part of routine maintenance.

4. Skylights

Observations:

- Skylights did not display any outward signs of active or past leaks at time of inspection.



Skylights did not display any outward signs of active or past leaks at time of inspection.



Roof over kitchen addition. Skylights did not display any outward signs of active or past leaks at time of inspection.

ROOF Continued



Master bedroom skylights did not display any outward signs of active or past leaks at time of inspection.

5. Vents

Observations: Ridge vent noted for attic ventilation.
Power roof vent noted for attic ventilation. Rusty vent cover staining roof shingles.



Ridge vent noted for attic ventilation.



Power roof vent noted for attic ventilation. Rusty vent cover staining roof shingles.

CHIMNEY

1. Chimney

- Brick chimneys noted.
- Fireplace chimney showed no major system safety or function concerns noted at time of inspection.
- **West chimney mortar shows sign of deterioration. Recommend repointing mortar joints where needed to prevent further degradation. The chimney is otherwise structurally sound.**



West chimney mortar shows sign of deterioration. Recommend repointing mortar joints where needed to prevent further degradation. The chimney is otherwise structurally sound.



West chimney mortar shows sign of deterioration. Recommend repointing mortar joints where needed to prevent further degradation. The chimney is otherwise structurally sound.



Combustion air intake/outlet (concentric vent termination) for tankless water heater located in basement.



Fireplace chimney showed no major system safety or function concerns noted at time of inspection.

EXTERIOR

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

1. Exterior General

Observations:

- Cosmetic finishes (gas pipe covering) with sections missing.



West exterior



North exterior



East exterior



Cosmetic finishes (gas pipe covering) with sections missing.

EXTERIOR Continued



North exterior

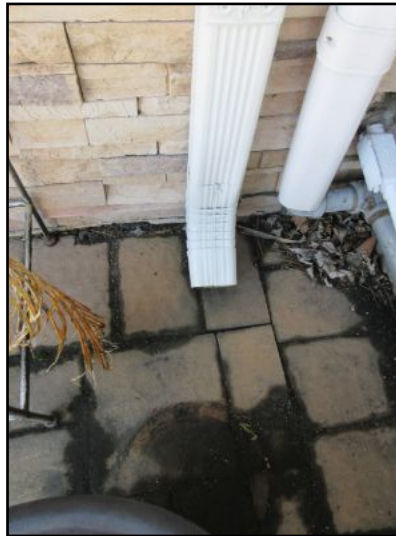


North exterior

2. Gutters & Down Spouts

Observations: Aluminum gutters & downspouts noted.

Downspout extensions missing. Recommend extending downspouts 4 ft minimum where possible to direct run-off away from structure and prevent water seepage through foundation walls. Adding dry well(s) may be considered as an option where necessary.



Downspout extensions missing. Recommend extending downspouts 4 ft minimum where possible to direct run-off away from structure and prevent water seepage through foundation walls. Adding dry well(s) may be considered as an option where necessary.

3. Siding

Observations:

- Vinyl siding noted.
- Asbestos cement siding noted beneath vinyl siding.

EXTERIOR Continued

4. Siding Condition

Observations:

- Vinyl siding damage noted at west exposure. Recommend repair or replacement of damaged section to prevent moisture intrusion of the wall assembly.
- Pool filter pipe cover missing at garage rear exterior wall. Suggest fabricating a water resistance cover for cosmetic purposes.
- Asbestos cement siding noted beneath vinyl siding. Recommend covering with vinyl siding to prevent water penetrating the structure.



Vinyl siding damage noted at west exposure. Recommend repair or replacement of damaged section to prevent moisture intrusion of the wall assembly.



Asbestos cement siding noted beneath vinyl siding. Recommend covering with vinyl siding to prevent water penetrating the structure.



Pool filter pipe cover missing at garage rear exterior wall. Suggest fabricating a water resistance cover for cosmetic purposes.

5. Eaves / Fascia / Trim

Observations:

- **Cosmetic damage noted at aluminum cladding over barge board at west exterior. Suggest repair to prevent water penetration.**

EXTERIOR Continued



Cosmetic damage noted at aluminum cladding over barge board at west exterior. Suggest repair to prevent water penetration.

6. Exterior Paint

Observations:

- Paint on front window exterior is beginning to get weathered.
- Paint on rear garage door frame exterior is beginning to get weathered.



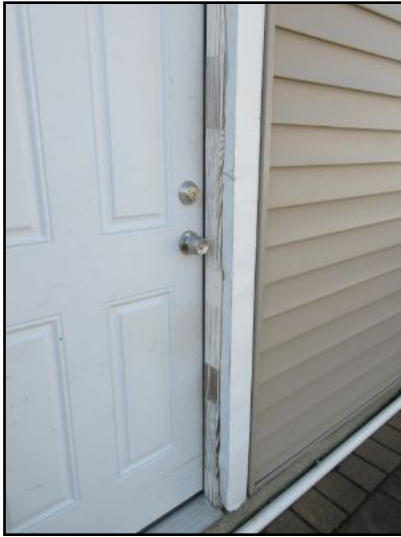
Paint on front window exterior is beginning to get weathered.

7. DOORS

Observations:

- Cosmetic damage noted at garage service door frame trim.

EXTERIOR Continued



Paint on garage service door frame is beginning to get weathered.



Cosmetic damage noted at garage service door frame trim.

8. Windows

Observations:

- Aluminum framed Louvered windows noted.
- Recommend updating basement windows to insulated glass vinyl type windows for energy efficiency, maintenance and aesthetic reasons.



Aluminum framed Louvered windows noted. Recommend updating basement windows to insulated glass vinyl type windows for energy efficiency, maintenance and aesthetic reasons.

9. Hose Bibbs

Observations:

- Hose bibbs covered with freeze caps for winterization.

EXTERIOR Continued



Hose bibbs covered with freeze caps for winterization.

GARAGE

1. Garage General

Observations:

- Garage walls and ceiling finished in drywall. Condition was filled with stored items.



Garage walls and ceiling finished in drywall. Condition was filled with stored items.

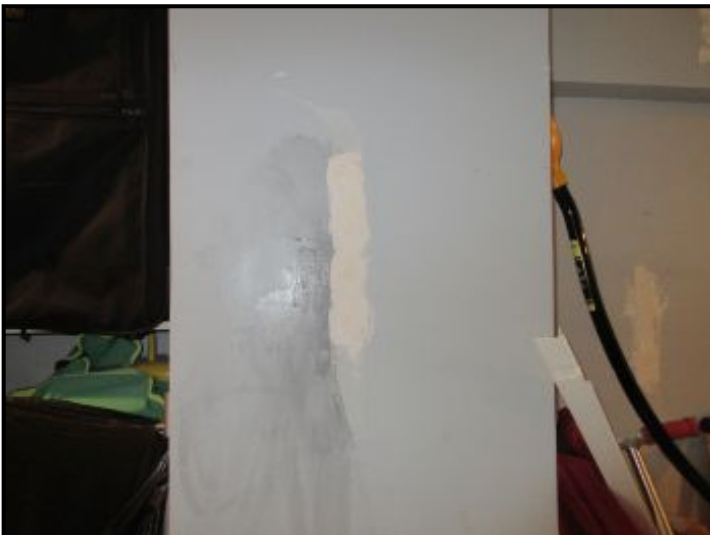


Garage walls and ceiling finished in drywall. Condition was filled with stored items.

2. Walls

Observations:

- Garage drywall repairs unfinished.
- Attached garage interior wall penetration needs to be closed to prevent air communication to the home interior, and to provide the required fire rating per building standards.



Garage drywall repairs unfinished.



Drywall cover damaged at step riser.

GARAGE Continued



Attached garage interior wall penetration needs to be closed to prevent air communication to the home interior, and to provide the required fire rating per building standards.

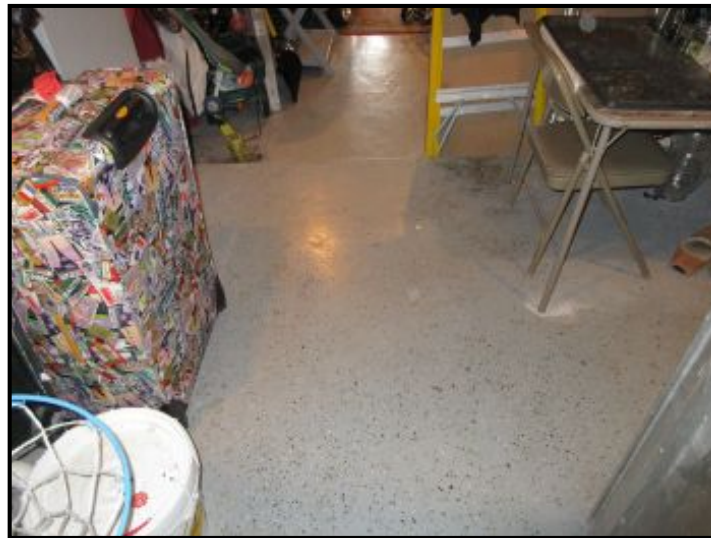


Garage drywall repairs unfinished.

3. Floor Condition

Observations:

- Epoxy coated floor in good conditions with minimal cracks.



Epoxy coated floor in good conditions with minimal cracks.

4. Garage Opener Status

Observations:

- Chain drive opener noted.
- The garage door opener was functional, safety features are built in.

5. Fire Door

Observations:

- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

GARAGE Continued



There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

GROUNDS

1. Grading

Observations:

- Perimeter Grading: Appears to slope towards building in areas. Recommend grading soil so it slopes down and away from the building to direct rainwater away.



Perimeter Grading: Appears to slope towards building in areas. Recommend grading soil so it slopes down and away from the building to direct rainwater away.

2. Driveway

Observations:

- Pavingstone driveway noted.



3. Sidewalk & Walkway

Observations:

- Concrete sidewalks noted.
- Sidewalks: No major system safety or function concerns noted at time of inspection.
- Walkways: No major system safety or function concerns noted at time of inspection.

GROUNDS Continued

4. Fencing / Gates

Materials: Plastic fencing and gates.

Observations:

- Side PVC gate and fence was painted for unknown reason.



Side PVC gate and fence was painted for unknown reason.

Side PVC gate and fence was painted for unknown reason.

Patio Area

1. Patio

Observations:

- Stone face missing at step riser.
- Floor mounted receptacle conduit broken; potential for water entry into conduit. Recommend priority repair.



Patio looking west



Stone face missing at step riser.



Floor mounted receptacle conduit broken; potential for water entry into conduit. Recommend priority repair.

Pool

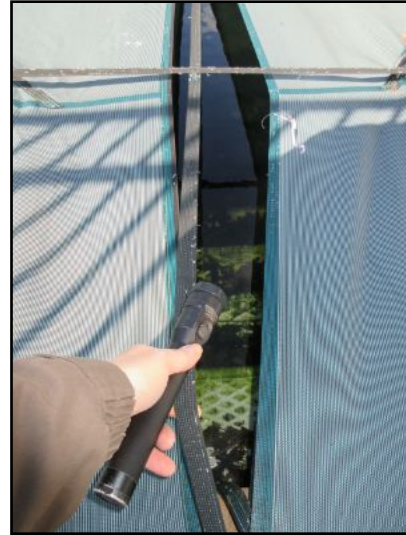
1. Pool

Observations:

- Pool not inspected. Recommend seller allowing for a qualified pool contractor inspect the pool liner for possible defects caused by ground settlement.
- Pool filter winterized, piping drained. System/operation unknown. We recommend contacting a qualified pool service technician for evaluation upon seasonal start-up.
- In this situation, we suggest that the seller warrant the operational status of the filtration system on an one-time start-up basis when warmer weather allows.



Pool area aluminum fencing in serviceable condition.



Pool not inspected. Recommend seller allowing for a qualified pool contractor inspect the pool liner for possible defects caused by ground settlement.

General Remarks

1. General

GENERAL REMARKS:

You are advised to acquire estimates of repair as to any major defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs, further inspect the condition in order to discover and repair related problems that may not be identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers or roofers.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to review and inspect the property. Conditions can change between the time of the home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not evident during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases ProSpec Home Inspection of all responsibility. Client assumes responsibility for all known defects after settlement.

CONCLUSION:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components, and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window or door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

If you have further questions, please contact the author of this report.

Thank You for choosing ProSpec for your Home Inspection!

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
CO	Certificate of Occupancy: a document issued by a local government agency or building department certifying a building's compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy.
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.
PEX	PEX stands for cross-linked polyethylene. It is a type of plastic tubing made from high-density polyethylene. It is used for heating water distribution and water supply in plumbing systems.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR	Temperature/Pressure Relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels.