ProSpec Home Inspection of Long Island

Property Inspection Report

15 Westgate Road, Muttontown, NY 11791
Inspection prepared for: Name Deleted
Date of Inspection: 10/09/2017 Time: 10:00 am
Age of Home: Year Built: 2007 (10 yrs) Size: Interior Sqft: 6,302
Weather: Sunny, 50 degF

Inspector: Russell J. Classi, P.E.
Phone: (516) 480-1848
Email: prospecofli@gmail.com
www.nassauprofessionalhomeinspector.com

ProSpec
Home Inspection
OF LONG ISLAND / SINCE 2004
(516) 580-1848

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.

Heating & Cooling		
Page 15 Item: 4	Heating Equip Condition	• Boiler plant missing service tag. Recommend initial inspection/maintenance be performed by a licensed HVAC contractor to correct the boiler deficiencies noted herein and to ensure safe and efficient operation. Periodic inspection/maintenance (annual would be more than adequate) is recommended going forward. • TPR (Temperature Pressure Relief) valve leaks into a basin at the floor. This usually means that either the TPR valve, or the expansion tank is defective. Otherwise, the supply water regulator is either missing or is not adequately reducing the supply water pressure to the boiler system. We recommend a licensed HVAC contractor review and repair as necessary to stop TPR valve leakage. • Automatic air vent atop air separator fitting shows signs of leakage, rusting steel pipe surfaces. This may also be caused by the same concerns relative to the TPR valve leak.
Page 26 Item: 10	A/C Equip Condition	• LIMITATION: Testing the Air Conditioning System: 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. • AC-1 condenser sits directly on soil; is not properly mounted on a raised concrete pad like the other condensing units. This will lead to premature corrosion of the unit base. • Refrigerant pipe insulation is deteriorated/missing at outdoor condensers. Recommend replacing outdoor deteriorated/missing insulation on the larger suction lines only. • AC-1: Cover removed from HW heating coil controller and left on top of air handler. Suggest having HVAC technician check controller operation, repair as necessary and cover exposed wiring/components. • AC-4: condensate pump appeared to have been malfunctioning; pump basin has overflowed, evidenced by floor wetness here. Suggest HVAC technician evaluate and repair/replace the condensate pump. • AC-5: Cover removed from HW heating coil controller and left on top of air handler. Suggest having HVAC technician check controller operation, repair as necessary and cover exposed wiring/components. • Recommend review of A/C equipment and temperature controls by a licensed HVAC contractor for repairs, as

		necessary, prior to close.
Page 29 Item: 11	Ductwork	• Suggest ductwork review and adjustments by a qualified HVAC contractor to ensure the desired air distribution and to enhance the homes heating/cooling efficiency.
Plumbing		
Page 30 Item: 2	Water Piping	• Garage hose bibb handle was stuck closed.
Page 32 Item: 5	Water Heater Condition	• Water heater/boiler plant missing service tag. Recommend periodic inspection/maintenance be performed by a licensed HVAC contractor to ensure safe and efficient operation (see boiler service recommendation).
Bathrooms		
Page 33 Item: 2	Bathroom#1 Condition	• Floor supply grille may be subject to water entry.
Page 34 Item: 4	Bathroom#2 Condition	• 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. • Mildew noted at shower pan perimeter. • Cosmetic damage noted at wall above baseboard likely caused by shower water. Suggest wall repair and check shower door for proper seal during shower.
Page 35 Item: 6	Bathroom#3 Condition	• Floor supply grille may be subject to water entry.
Page 37 Item: 8	Bathroom#4 Condition	• Wall receptacle not properly secured to the wall. Recommend repair. • Grout cracked at tub left wall corner joint due to movement. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.
Page 38 Item: 10	Bathroom#5 Condition	• Door rubs against floor; suggest adjustment. • Tub stopper linkage was detached; suggest repair. • Grout slightly damaged/missing at wall tile at tub corner. Suggest grout repair to prevent water entry.
Page 40 Item: 12	Bathroom#6 Condition	• Signs of mildew noted at ceiling above tub. • Tub stopper missing.
Page 41 Item: 14	Bathroom#7 Condition	• Signs of mildew noted at ceiling above shower. • Condensation stains on supply register.
Page 43 Item: 16	Bathroom#8 Condition	• Tub stopper linkage was detached; suggest repair.
Interior Areas		
Page 55 Item: 6	Closets	• 2nd floor double door closet doors bind together upon closing. Suggest door adjustment.
Page 56 Item: 8	Electrical	• House lighting, HVAC, shades, audio, etc. are all controlled via whole house automation system. Suggest homeowner to provide full operating and maintenance instructions for this system, including peripheral devices such as motors, sensors and relays. Housekeeper demonstrated a few of the features but was not fully versed on using the system. Housekeeper assure the attendees that "everything works". Suggest homeowner, who is familiar with these systems provide a full

		demo. The home inspection does not include exhaustive testing of building systems. • Chandelier not installed above above entrance hall. Key operated lift mechanism could not be tested at time of inspection due to the key not being available
Attic		
Page 57 Item: 1	Access	• Suggest adding a pull-down stair to access the attic.
Roof		
Page 59 Item: 1	Roof	• Original roof is just 10 yrs old but shows signs of weathering / wear and tear. • Signs of conditions that can lead to roof leaks. • Exposed nails on roofing material. Recommend sealing all fastener heads. • Some cracked shingles noted. • Recommend roofing contractor to provide further inspection and take remedial actions for noted concerns. • Surface damage noted at roof shingle.
Page 61 Item: 2	Chimney	Chimney cap trim in need of paint update. Chimney corner trim shows signs of water damage at base where in contact roofing. A 1" gap is recommended between roofing and wood trim to reduce water absorption and subsequent deterioration of the wood. Repairs and painting suggested. Fiber-cement siding has cosmetic damage at north chimney.
Exterior		
Page 66 Item: 2	Siding	• Stone veneer at front has a few gaps in the mortar joints. Suggest filling gaps with matching mortar to prevent water entry and freeze/thaw damage. • Some exterior outlets had no power. Suggest homeowner to locate a switch or possible GFCI breaker for activating the circuit. • Recommend trimming back vegetation from contact with siding and gutters to prevent abrading/damage. • Cracked fiber-cement siding course at rear. Suggest repair.
Page 68 Item: 4	Eaves / Fascia	• Worn paint observed, suggest scraping and painting as necessary.
Page 68 Item: 5	Exterior Paint	• Window sills and trim in need of paint updates. • Paint peeling at basement exterior door casing.
Page 70 Item: 7	Windows	• Window bottom weatherstripping had come loose and hanging.
Page 71 Item: 8	Trim	• Bargeboards throughout show signs of weathering. • Bee's nest observed at underside of front lower peak. • Wooden Gable Pediments show signs of water damage at front and north side due to a lack of protection from the elements. Repairs and proper painting is recommended. • Window trim shows signs of weathering and possible water damage where in contact roof shingles at front. A 1" gap is recommended between roof shingles and wood trim to reduce water absorption and subsequent deterioration of the wood. • Window sills and trim in need of paint updates. • Bargeboard corner pieces missing at south side. Water can now enter here and cause damage to soffit and interior of trim work. Recommend repair to seal opening as a minimum.

		• Window trim shows signs of water damage at various places around the house due to a lack of protection from the elements. Repairs and proper protection/painting is recommended. • Wood trim at garage door show signs of water damage due to a lack of protection from the elements. • Cosmetic defect at synthetic stucco by garage door.
Garage		
Page 79 Item: 5	Garage Door Condition	• Garage wooden door shows signs of deterioration. Recommend repairing damaged areas. • Garage door weather stripping coming loose at left side of larger door.
Grounds		
Page 82 Item: 1	Driveway & Walkway	• Moderate cracks in asphalt driveway. Suggest maintaining/sealing cracks to prevent wayer entry and freeze/thaw damage. • Asphalt driveways require sealing every 3-5 yrs to prevent freeze/thaw damage. • Bluestone walkways: Mortar cracked and missing with few cracked flags observed. Suggest repair/replacement of defective mortar and cracked flags.
Page 86 Item: 3	Fencing / Gates	• South side gate rubs against flagstone when opened. Suggest adjusting flagstone height.
Page 89 Item: 8	Exterior Plumbing	• H/C water lines in PEX tubing routed underground to exterior bar. Suggest homeowner provide instructions on winterization procedures for exterior water lines.
Page 90 Item: 9	Sprinklers	• Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection. • Sprinkler head at A/C condensing units noted. We recommend adjusting the heads so they do not spray the equipment or house.
Page 90 Item: 12	Out Buildings	Out buildings and pools are excluded from this report.

Summary Comments

1. Structure

• No major deficiencies were observed at the visible portions of the structural components of the home. Structure in normal condition for its age.
• Repairs recommended during the first 1-3 years of occupancy are estimated to be: $30,000 - $38,000 based on Report Summary

Structure

This report describes the foundation walls, floor slab, main floor 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 guarantee that the foundation, and overall structure of the building is sound.

1. Structure

Description:
• Foundation: Poured Concrete; some exterior stucco veneer.
• Floor Structure: Engineered Joists - Laminated Veneer Lumber (LVL) or (Microllam) used. 16" O.C. Floor joist cavities are insulated.
• Roof Structure: Built using prefabricated components. Various truss assemblies with gusset connections effectively support the roof structure.

Roof boards appeared dry and unstained.

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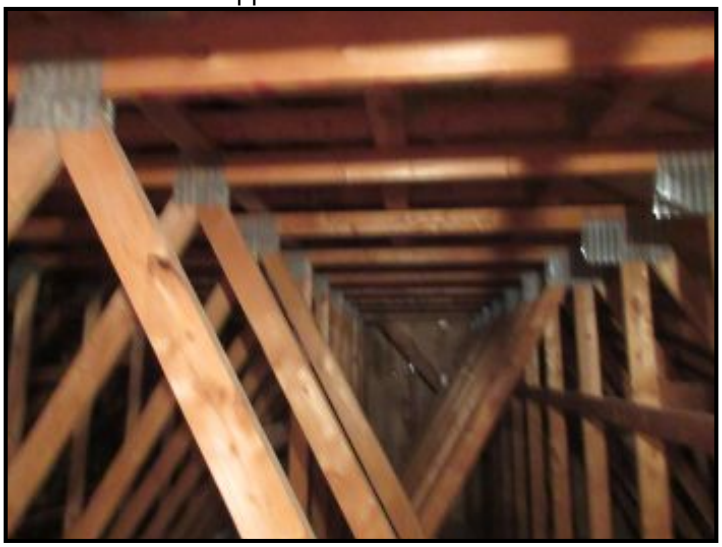


Roof Structure: Built using prefabricated components. Various truss assemblies with gusset connections effectively support the roof structure.

Structure Continued

2. Structure Conditions

• Water Damage: None Observed
• Signs of abnormal Condensation: None Observed

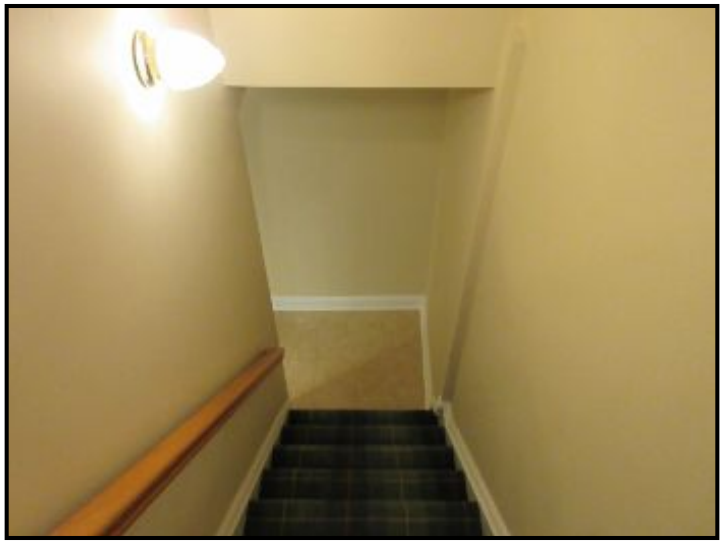
3. Beams & Columns

Observations:
• LIMITATION: Beams and Columns are finished/concealed; unable to inspect.
• Steel beam noted above at south wall cavity; supports floor joist system.
• No deficiencies were observed at the visible portions of the structural components of the home. See Limitations.
• Columns are finished or concealed, unable to inspect.

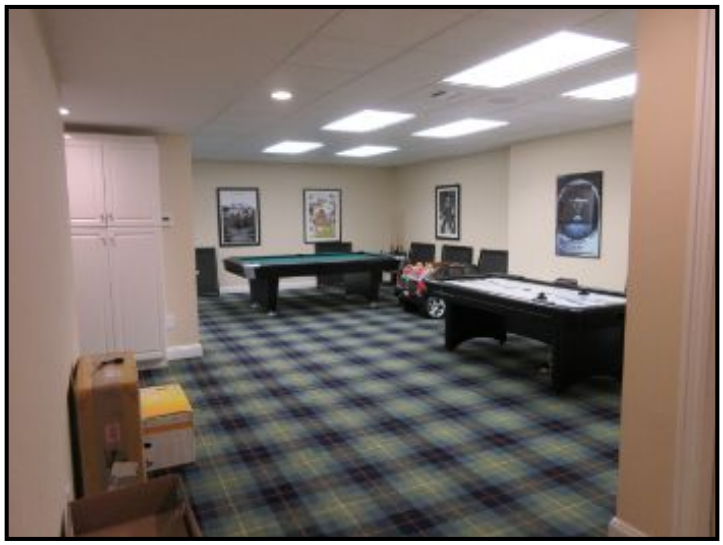
Basement

1. Basement

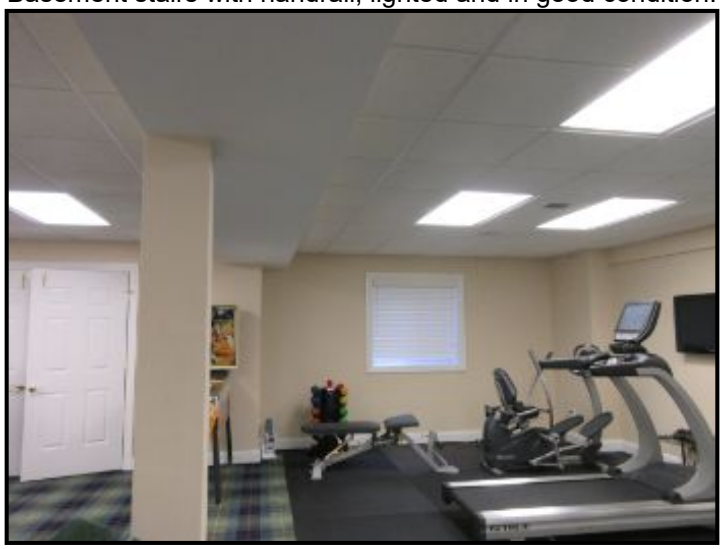
Observations:
• Moisture measurements taken at sample locations in the basement indicated "Low" moisture levels (left blue light on meter).



Basement stairs with handrail, lighted and in good condition.



Game room.



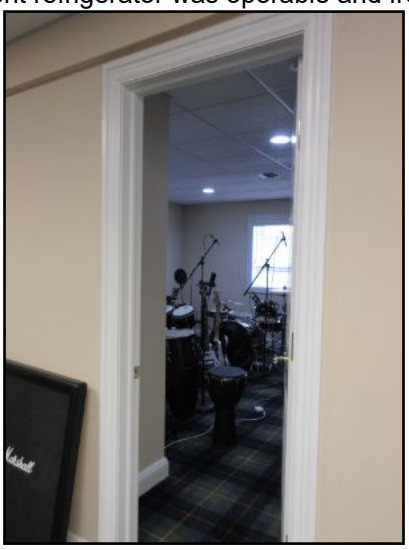
Basement exercise area.

Basement Continued

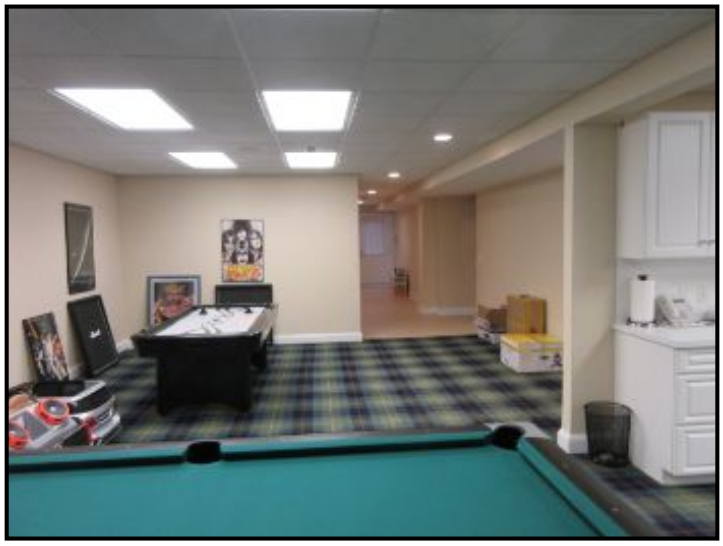
Basement pantry.

Basement refrigerator was operable and frost free.

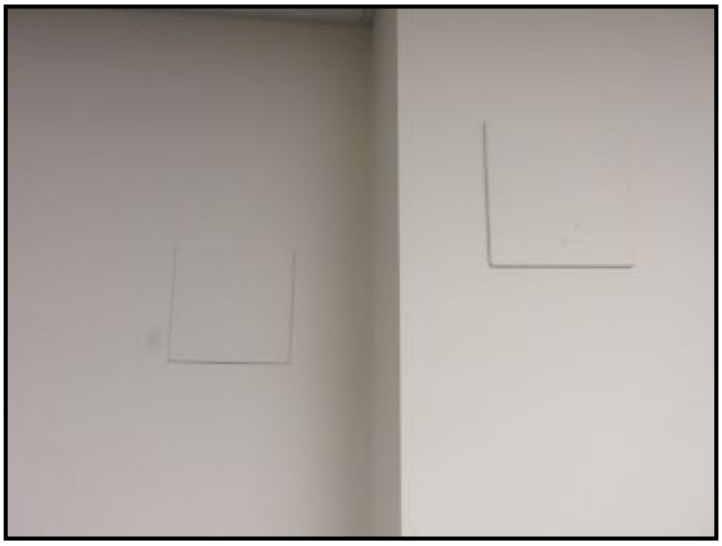
Basement den area.



Basement studio.



Game room.



Wall access panels for accessing shut-off valves and fitiings.

Basement Continued

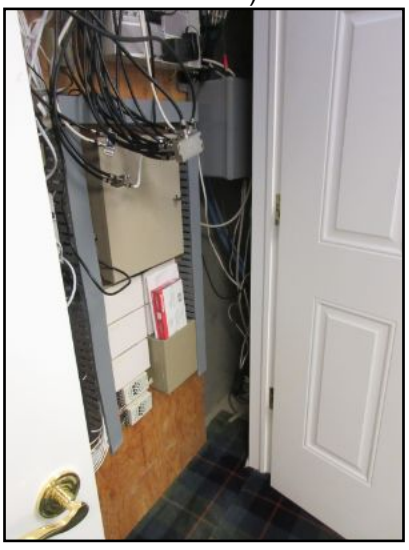
Basement storage room.

Central vacuum system was in use at time of inspection.

Moisture measurements taken at sample locations in the basement indicated "Low" moisture levels (left blue light on meter).

Moisture measurements taken at water service entrance in the basement indicated "Low" moisture levels (left blue light on meter).

AC-3 air handler closet floor moisture reading was "Low".



Checking south wall cavity conditions at electrical closet.

Basement Continued

South wall cavity was dry; no musty odor.

Steel beam noted above at south wall cavity; supports floor joist system.

Moisture level at this location in was too low to register a reading.

Accessible wall cavities were dry; no musty odor.

Basement Continued

Moisture measurements taken at sample locations in the basement indicated "Low" moisture levels (left blue light on meter).

AC-4 Closet floor measured "high" moisture content due to condensate pump suspected to have been overflowing. See related notes. This was the only high moisture level reading taken.

Wall outside AC-4 closet measured "Low" moisture content

Floor Structure (above AC-4 closet): Engineered Joists - Laminated Veneer Lumber (LVL) or (Microllam) used. 16" O.C. Floor joist cavities are insulated.

Heating & Cooling

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, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as oil, propane, solar panels, or wood.

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

1. Fuel Supply

- Public gas supply (meter outside).
- Gas service includes meter, shutoff valve and vented regulator.

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2. Heating Equipment

Description:
- Gas-fired
- Forced Hot Water Boiler located in basement.

Gas-fired boiler plant with integral domestic HW heating system located in basement.

Pump control panel at boiler.

Heating & Cooling Continued

Garage heat provided from ceiling hung HW unit heater with thermostat mounted on wall near the house entrance.

3. Heating Equip Capacity & Age

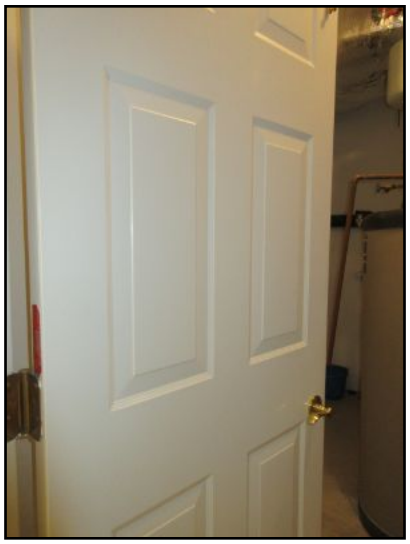
- Weil McLain Boiler data plate/serial no. indicates a nominal heating capacity of 245,000 Btu/hr, and a manufacture date in 2007, (10 yrs old).
- Normal design service life expectancy of a Standard Boiler is 35-40 yrs with proper maintenance.

Weil McLain Boiler data plate/serial no. indicates a nominal heating capacity of 245,000 Btu/hr, and a manufacture date in 2007, (10 yrs old).

Heating & Cooling Continued

4. Heating Equip Condition

Observations:
• Burner fired by thermostat.
• Burner fired by running sink hot water (integral water heater).
• Gas supply shut-off valve at boiler.
• Boiler plant missing service tag. Recommend initial inspection/maintenance be performed by a licensed HVAC contractor to correct the boiler deficiencies noted herein and to ensure safe and efficient operation. Periodic inspection/maintenance (annual would be more than adequate) is recommended going forward.
• TPR (Temperature Pressure Relief) valve leaks into a basin at the floor. This usually means that either the TPR valve, or the expansion tank is defective. Otherwise, the supply water regulator is either missing or is not adequately reducing the supply water pressure to the boiler system. We recommend a licensed HVAC contractor review and repair as necessary to stop TPR valve leakage.
• Automatic air vent atop air separator fitting shows signs of leakage, rusting steel pipe surfaces. This may also be caused by the same concerns relative to the TPR valve leak.



Fire resistant boiler room door in accordance with NFPA requirement.

TPR valve leaks into a basin at the floor. This usually means that either the TPR valve, or the expansion tank is defective. Otherwise, the supply water regulator is either missing or it's not adequately reducing the supply water pressure to the boiler system. We recommend a licensed HVAC contractor review and repair as necessary to stop TPR valve leakage.

Heating & Cooling Continued

TPR valve (pipe on left) observed to leak into a basin at the floor.

TPR valve (pipe on left) observed to leak into a basin at the floor.

Automatic air vent atop air separator fitting shows signs of leakage, rusting steel pipe surfaces. This may also be caused by the same concerns relative to the TPR valve leak.

5. Furnace Venting

Observations:
• LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors at furnace locality and at each level of the home.
• Metal single wall vent pipe noted.
• Single-wall vent pipe/chimney has adequate clearance to combustible materials. Minimum furnace/water heater single-wall vent pipe clearance from combustible material is 6".

Heating & Cooling Continued

Combustion air is introduced/vented from an outside source. Maintain clearance of this vent at all times.

6. Heat Distribution

6-zone heating system noted. • Heating pipe materials include copper, PEX and black iron piping. • Hot water heating coils mounted in the air handler supply air ducts. Recommend licensed HVAC contractor check for proper performance of the heating coil controls at the air handlers (refer to related notes).
• Ductwork with supply registers

6-zone home heating with separate zone for integral domestic HW storage tank heating.

7. Heat Distribution Condition

Observations:
• HVAC (heating & cooling) delivered to all rooms.

Heating & Cooling Continued

8. A/C Equipment

Description:
• Multiple Central A/C split-systems, each with outdoor condenser and Ducted indoor air handler.
• AC-1 condensing unit provides cooling; works in conjunction with the air handler located in the boiler room and serves the basement.
• AC-2 condensing unit provides cooling; works in conjunction with the air handler located in the attic and serves the 2nd floor (south-side/bedrooms).
• AC-3 condensing unit provides cooling; works in conjunction with the air handler located in the basement and serves the 1st floor (south-side).
• AC-4 condensing unit provides cooling; works in conjunction with the air handler located in the basement and serves the 1st floor (north-side).
• AC-5 condensing unit provides cooling; works in conjunction with the air handler located in the attic and serves the 2nd floor (north-side/bedrooms).
• Condensing units are located at south side of the house.

Multiple Central A/C split-systems (AC-1,2,3,4 & 5 clockwise) each with outdoor condenser and indoor ducted air handler.

AC-1 filter return grille in basement wall.

AC-1 air handler located in the boiler room serves the basement.

AC-1 electronic air filter.

Heating & Cooling Continued

AC-1: Cover removed from HW heating coil controller and left on top of air handler. Suggest having HVAC technician check controller operation, repair as necessary and cover exposed wiring/components.

AC-2 condensing unit provides cooling; works in conjunction with the air handler located in the attic and serves the 2nd floor (south-side/bedrooms).

AC-2 air handler located in the attic serves the 2nd floor (south-side bedrooms).

AC-2 split system has a 3 ton air handler; matched with AC-2 outdoor condenser.

Heating & Cooling Continued

AC-2 electronic air filter.

AC-2: HW heating coil.

AC-2: HW heating coil controller.

AC-3 condensing unit provides cooling; works in conjunction with the air handler located in the basement and serves the 1st floor (south-side).

Heating & Cooling Continued

AC-3 air handler located in the basement serves the 1st floor (south-side).

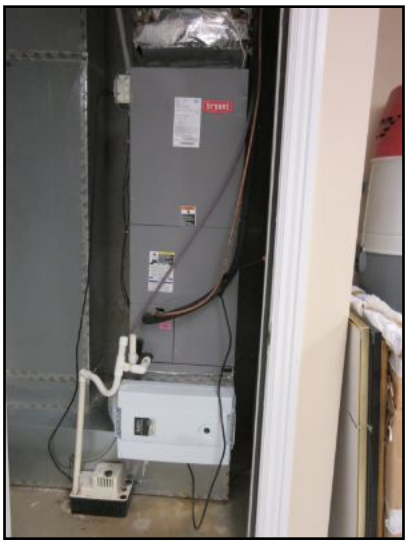
AC-3 electronic air filter.

AC-3: HW heating coil and controller.

AC-3: condensate pump appeared operational.

Heating & Cooling Continued

AC-4 condensing unit provides cooling; works in conjunction with the air handler located in the basement and serves the 1st floor (north-side).



AC-4 air handler located in the basement serves the 1st floor (north-side).

AC-4 electronic air filter.

AC-4: HW heating coil and controller.

Heating & Cooling Continued

AC-5 condensing unit provides cooling; works in conjunction with the air handler located in the attic and serves the 2nd floor (north-side/bedrooms).

Return air filter/grille believed to be for AC-5 air handler.

AC-5 air handler located in the attic serves the 2nd floor (north-side bedrooms).

AC-5 electronic air filter.

Heating & Cooling Continued

AC-5: HW heating coil.

No condensate pumps required for AC-5 and AC-2 attic air handlers (gravity drainage).

9. A/C Equip Capacity & Age

- AC-1 split system data plate/serial nos. indicate a cooling capacity of 3 tons, and a manufacture date of 2/2008, (almost 10 yrs old).
- AC-2 spilt system data plate/serial nos. indicate a cooling capacity of 3 tons, and a manufacture date of 9/2007, (10 yrs old).
- AC-3 split system data plate/serial nos. indicate a cooling capacity of 2.5 tons, and a manufacture date of 11/2007, (10 yrs old).
- AC-4 split system data plate/serial nos. indicate a cooling capacity of 2.5 tons, and a manufacture date of 11/2007, (10 yrs old).
- AC-5 split system data plate/serial nos. indicate a cooling capacity of 2.5 tons, and a manufacture date of 11/2007, (10 yrs old).
- Normal design service life expectancy for a condensing unit is 20 yrs with some maintenance.

AC-1 condensing unit data plate/serial no. indicates a cooling capacity of 3 tons, and a manufacture date of 11/2007, (10 yrs old).

AC-2 spilt system data plate/serial nos. indicate a cooling capacity of 3 tons, and a manufacture date of 9/2007, (10 yrs old).

Heating & Cooling Continued

AC-3 split system data plate/serial nos. indicate a cooling capacity of 2.5 tons, and a manufacture date of 11/2007, (10 yrs old).

AC-3 split system has a 2.5 ton air handler; matched with AC-3 outdoor condenser.

AC-4 split system data plate/serial nos. indicate a cooling capacity of 2.5 tons, and a manufacture date of 11/2007, (10 yrs old).

AC-4 split system has a 2.5 ton air handler; matched with AC-4 outdoor condenser.

Heating & Cooling Continued

AC-5 split system data plate/serial nos. indicate a cooling capacity of 2.5 tons, and a manufacture date of 11/2007, (10 yrs old).

AC-5 split system has a 2.5 ton air handler; matched with AC-5 outdoor condenser.

10. A/C Equip Condition

Observations:

• LIMITATION: Testing the Air Conditioning System: 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.

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• AC-1 condenser sits directly on soil; is not properly mounted on a raised concrete pad like the other condensing units. This will lead to premature corrosion of the unit base.

• Refrigerant pipe insulation is deteriorated/missing at outdoor condensers. Recommend replacing outdoor deteriorated/missing insulation on the larger suction lines only.

• AC-1: Cover removed from HW heating coil controller and left on top of air handler. Suggest having HVAC technician check controller operation, repair as necessary and cover exposed wiring/components.

• AC-4: condensate pump appeared to have been malfunctioning; pump basin has overflowed, evidenced by floor wetness here. Suggest HVAC technician evaluate and repair/replace the condensate pump.

• AC-5: Cover removed from HW heating coil controller and left on top of air handler. Suggest having HVAC technician check controller operation, repair as necessary and cover exposed wiring/components.

• Recommend review of A/C equipment and temperature controls by a licensed HVAC contractor for repairs, as necessary, prior to close.

Heating & Cooling Continued

AC-1 condenser sits directly on soil; is not properly mounted on a raised concrete pad like the other condensing units. This will lead to premature corrosion of the unit base.

Refrigerant pipe insulation is deteriorated/missing at outdoor condensers. Recommend replacing outdoor deteriorated/missing insulation on the larger suction lines only.

AC-1 condensate pump appeared operational.

Heating & Cooling Continued

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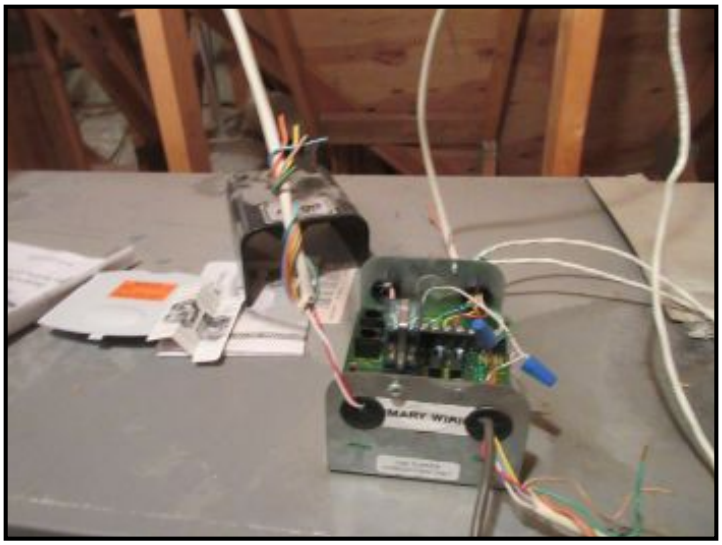
Heating & Cooling Continued



AC-5: Cover removed from HW heating coil controller and left on top of air handler. Suggest having HVAC technician check controller operation, repair as necessary and cover exposed wiring/components.

11. Ductwork

Observations:
• Ductwork system appears to be functional.
• Suggest ductwork review and adjustments by a qualified HVAC contractor to ensure the desired air distribution and to enhance the homes heating/cooling efficiency.

12. Filters

• Disposable filters located inside various filter-grilles located at walls and ceilings for each of the 5 air handlers.
• * Electronic air filters are beyond the scope of a home inspection. MAINTENANCE: The thin washable aluminum mesh filters in the electronic air filter should be routinely checked and clean.
Observations:
• MAINTENANCE: HVAC 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.

13. Thermostats

Observations:
• Digital - programmable type.
• 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.

Plumbing

1. Water Service Entrance

Observations:
- Public water service entrance located in basement storage room closet at front wall.
- Copper line (1").
- Service entrance includes shut-off valve and ground.
- Water meter located at front lawn.
- Main shutoff valve (ball valve).

Public water service entrance located in basement storage room closet at front wall.

Service entrance includes shut-off valve and ground. Water line materials both are copper and PEX tubing.

2. Water Piping

Observations:
- Copper pipes.
- PEX tubing.
- No leaks observed at the visible portions of the supply piping.
- Note: any plumbing leaks need immediate repair prior to final walk-through / close.
- Outdoor hose bibb was operable.
- Hose bibbs frost free type.
- Garage hose bibb handle was stuck closed.

Outdoor hose bibb operable; frost free type.

Plumbing Continued

3. Drain/Waste/Vent Pipes

Observations:
• Waste disposal is public.
• Sanitary waste pipe exit with clean-out located in boiler room.
• Visible waste pipe materials consist of cast iron and PVC.
• Leaks: None observed.

Sanitary waste pipe exit with clean-out located in boiler room.

4. Water Heater

Description:
• 70 gal. Domestic HW Storage Tank is integral (indirect-fired) with heating system in boiler room.
• Water Heater was installed with the boiler and is 10 yrs old.
• Water Heater service life expectancy is normally up to 20 yrs. for this type of unit.

70 gal. domestic HW Storage Tank is integral with heating system in boiler room.

Water Heater was installed with the boiler and is 10 yrs old. Water Heater service life expectancy is normally up to 20 yrs. for this type of unit.

Plumbing Continued

5. Water Heater Condition

Observations:
• Water heater was operable.
• Temperature Pressure Relief (TPR) valve and discharge pipe show no deficiencies, except that it extends away from the tank, somewhat blocking access around heater.
• Water heater/boiler plant missing service tag. Recommend periodic inspection/maintenance be performed by a licensed HVAC contractor to ensure safe and efficient operation (see boiler service recommendation).

Temperature Pressure Relief (TPR) valve and discharge pipe show no deficiencies, except that it extends away from the tank, somewhat blocking access around heater.

Bathrooms

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

1. Bathroom#1

Description: First floor hall 1/2 bath • Toilet • Lavatory • Exhaust Fan • Room Floor: Marble tile • Wall: Marble tile

First floor hall 1/2 bath

2. Bathroom#1 Condition

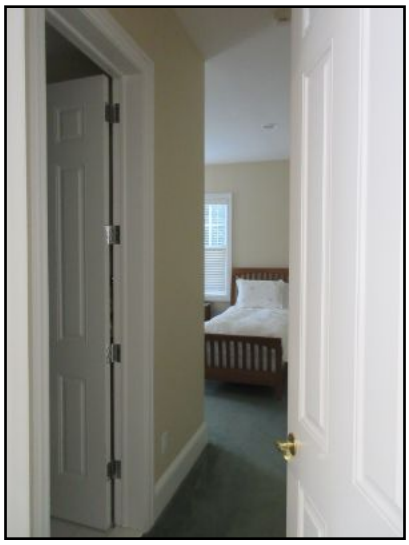
Observations:
• No defects noted.
• Leaks: None Observed
• GFCI type outlet worked properly when tested.
• Floor supply grille may be subject to water entry.

Floor supply grille may be subject to water entry.

3. Bathroom#2

Description: First floor bedroom bathroom • Toilet • Vanity • Stall Shower • Exhaust Fan • Room Floor: Ceramic tile • Shower Wall: Ceramic tile

Bathrooms Continued



First floor bedroom bathroom

First floor bedroom bathroom

4. Bathroom#2 Condition

Observations:
• Leaks: None Observed
• GFCI type outlet worked properly when tested.
• 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.
• Mildew noted at shower pan perimeter.
• Cosmetic damage noted at wall above baseboard likely caused by shower water. Suggest wall repair and check shower door for proper seal during shower.

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.

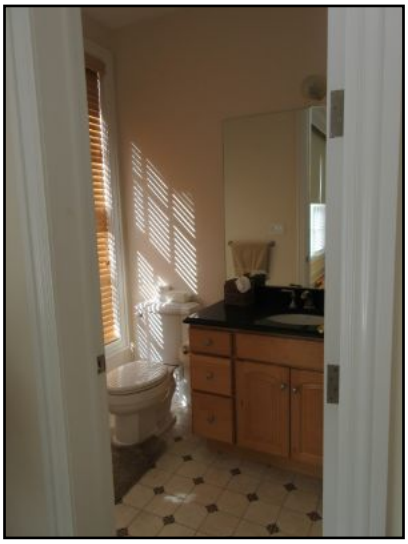
Mildew noted at shower pan perimeter.

Bathrooms Continued

Cosmetic damage noted at wall above baseboard likely caused by shower water. Suggest wall repair and check shower door for proper seal during shower.

5. Bathroom#3

Description:
- First floor living room 1/2 bath
- Toilet
- Vanity
- Exhaust Fan
- Window
- Room Floor: Porcelain tile



6. Bathroom#3 Condition

Observations:
- Leaks: None Observed
- GFCI type outlet worked properly when tested.
- Floor supply grille may be subject to water entry.

Bathrooms Continued

Floor supply grille may be subject to water entry.

7. Bathroom#4

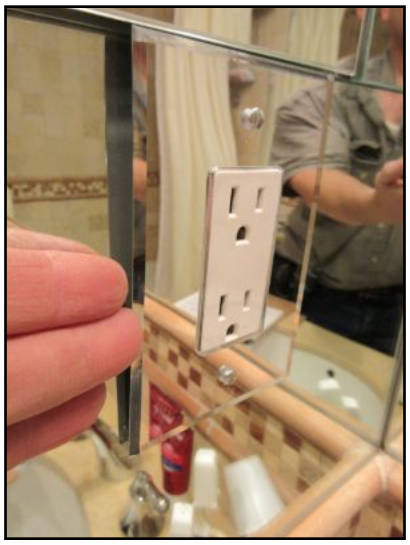
Description:
- Second floor rear bedroom
- Toilet
- Vanity
- Exhaust Fan
- Room Floor: Porcelain tile
- Shower Wall: Porcelain tile

Second floor rear bedroom

8. Bathroom#4 Condition

Observations:
- Leaks: None Observed
- GFCI type outlet worked properly when tested.
- Wall receptacle not properly secured to the wall. Recommend repair.
- Grout cracked at tub left wall corner joint due to movement. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.

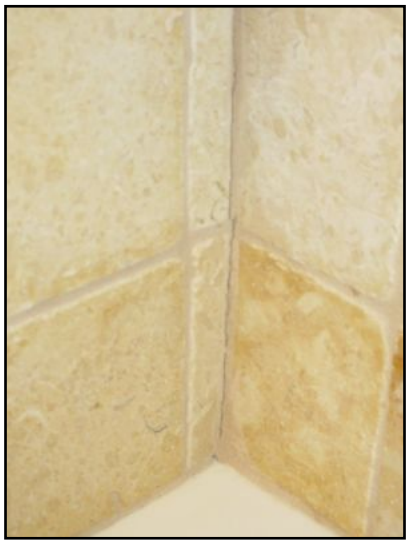
Bathrooms Continued



Wall receptacle not properly secured to the wall. Recommend repair.

Tub wall.

Grout cracked at tub left wall corner joint due to movement. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.



Grout cracked at tub left wall corner joint due to movement. This is common; suggest replacing grout with matching silicone based sealant at corner movement joints.

9. Bathroom#5

Description:
- Second Floor double sink rear bathroom
- Toilet
- Vanity
- Built-in Tub
- Exhaust Fan
- Room Floor: Marble tile
- Shower Wall: Ceramic tile

Bathrooms Continued

Second Floor double sink rear bathroom

10. Bathroom#5 Condition

Observations:
• Leaks: None Observed
• Vanity door finish shows signs of wear.
• GFCI type outlet worked properly when tested.
• Door rubs against floor; suggest adjustment.
• Tub stopper linkage was detached; suggest repair.
• Grout slightly damaged/missing at wall tile at tub corner. Suggest grout repair to prevent water entry.

Vanity door finish shows signs of wear.

Door rubs against floor; suggest adjustment.

Bathrooms Continued

Tub stopper linkage was detached; suggest repair.

Grout slightly damaged/missing at wall tile at tub corner. Suggest grout repair to prevent water entry.

11. Bathroom#6

Description:
- Second Floor double sink front bathroom
- Toilet
- Vanity
- Exhaust Fan
- Room Floor: Porcelain tile
- Shower Wall: Porcelain tile

Second Floor double sink front bathroom

12. Bathroom#6 Condition

Observations:
- Leaks: None Observed
- GFCI type outlet worked properly when tested.
- Signs of mildew noted at ceiling above tub.
- Tub stopper missing.

Bathrooms Continued

Tub area.

Signs of mildew noted at ceiling above tub.

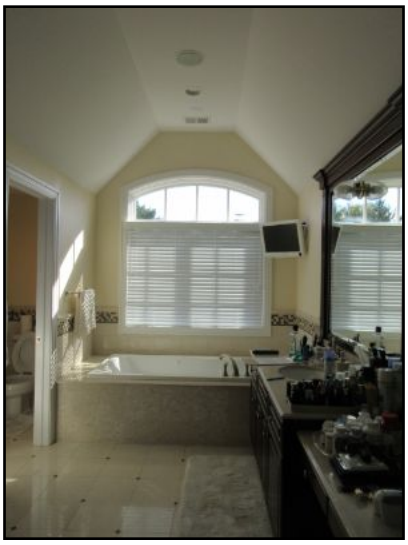
Signs of mildew noted at ceiling above tub.

Tub stopper missing.

13. Bathroom#7

Description:
- Master Bedroom
- Toilet
- Vanity
- Exhaust Fan
- Window
- Whirlpool
- Room Floor: Marble tile
- Shower Wall: Marble tile

Bathrooms Continued



Master bedroom bath

14. Bathroom#7 Condition

Observations:
- Leaks: None Observed
- GFCI type outlet worked properly when tested.
- Signs of mildew noted at ceiling above shower.

- Condensation stains on supply register.

Shower stall.

Condensation stains on supply register.

Bathrooms Continued

Signs of mildew noted at ceiling above shower.

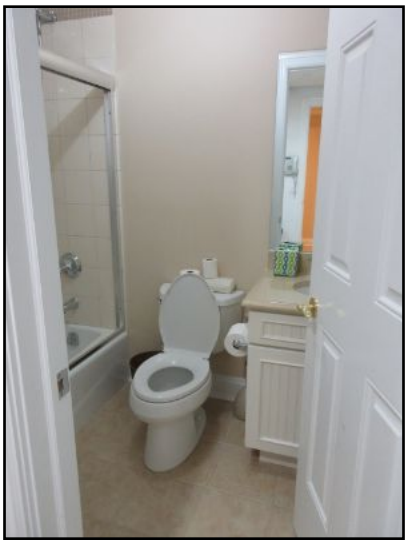
Marble tiled floor in good condition

Whirlpool operable.

15. Bathroom#8

Description:
- Basement
- Toilet
- Vanity
- Built-in Tub
- Exhaust Fan
- Room Floor: Porcelain tile
- Shower Wall: Ceramic tile

Bathrooms Continued



Basement

16. Bathroom#8 Condition

Observations:
- Leaks: None Observed
- GFCI type outlet worked properly when tested.
- Tub stopper linkage was detached; suggest repair.

Tub stopper linkage was detached; suggest repair.

Electrical

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

1. Service Entrance

Observations:
- Underground service lateral; 120/240 volts.
- Grounding noted at service entrance.

Electrical service meter.

Underground service lateral (120/240 volts) feeds the two panels in basement.

Grounding noted at service entrance.

Electrical Continued

2. MAIN PANEL(S)

Description:
• Distribution Panels located in Basement (side wall).
• Distribution Panels: 0- Spare circuit breaker slots
• Each panel is fed through its 200 amp main breaker respectively.

Two 200 amp distribution panels

Each panel is fed through its 200 amp main breaker respectively.

3. Main Panel Conditions

Observations:
• No major system safety or function concerns noted at time of inspection at distribution panel boxes.

4. Wiring

• Distribution wiring consists of non-metallic sheathed cable.

Distribution wiring consists of non-metallic sheathed cable.

Electrical Continued

5. Wiring / Breaker Conditions

Observations:
• GFCI breaker noted.

GFCI breaker noted. No major system safety or function concerns noted at time of inspection at distribution panel boxes.

Kitchen

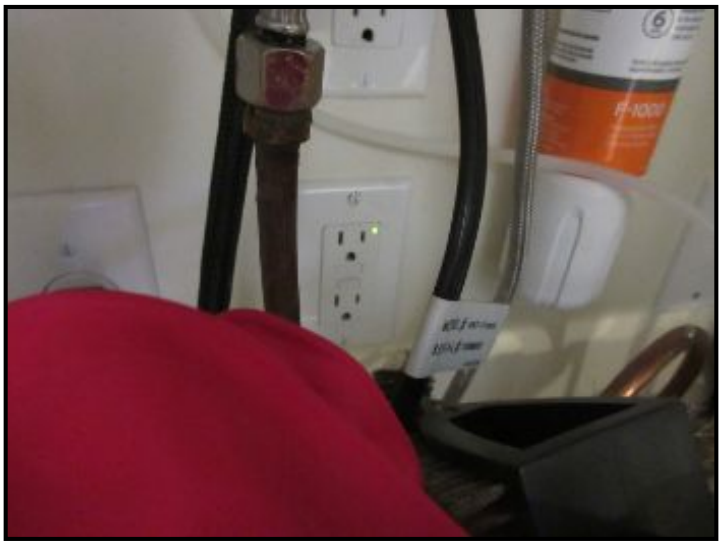
1. Kitchen

Observations:
• No defects noted.


Kitchen KITCHEN


Kitchen KITCHEN


Counter top outlets GFCI protected.


GFCI protected circuits noted.

Kitchen Continued

Kitchen lighting, shades, etc. are all controlled via whole house automation system. See related notes.

2. Vent Condition

Observations:
• Hood exhaust fan was operable.
• Fan with filter vented to exterior.

Hood exhaust fan was operable. Fan with filter vented to exterior.

3. Sinks

Observations:
• Kitchen has a Stainless steel - under mounted sink.
• Operated normally, at time of inspection.

4. Cabinets

Observations:
• No deficiencies observed on kitchen cabinets.

Kitchen Continued

5. Counters

Observations:
• Granite counter tops noted.
• No defects noted.

Step down transformer for counter top task lighting.

6. Oven

Observations:
• Gas Oven
• Burners operated when tested.

Gas Oven

7. Cook Top

Observations:
• Gas Cooktop
• All burners operated when tested.

Kitchen Continued

Gas Cooktop. All burners operated when tested.

8. Refrigerator(s)

Observations:
• Refrigerator operable and frost free.

• Refrigerator located in basement was operable and frost free.

Refrigerator operable.

Refrigerator operable and frost free.

9. Microwave

Observations:
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

Kitchen Continued

Built-in microwave oven operable.

10. Dishwasher

Observations:
• Dishwasher was operable.

11. Hot Water Dispenser

Observations:
• Hot water dispenser was inoperable.

Hot water dispenser was inoperable.

12. Floor Condition

Materials: Hardwood flooring is noted. In good condition.

Laundry

1. Laundry

Observations:
• Laundry on 1st floor
• Leaks: None Observed
• No defects noted.

Laundry on 1st floor. No defects noted.

2. Appliances

Observations:
• Washer was operating.
• Gas dryer was operating.
• Dryer vented to exterior.

Washer was operating.

Gas dryer was operating.

Laundry Continued

Dryer vented to exterior.

Interior Areas

The Interior Areas section covers areas of the house that are not specifically part of the Kitchen, Bathrooms, Laundry, or areas covered elsewhere in the report. Interior Areas consist of general areas and items in the home. Within these areas the inspector performs a visual inspection and will report safety concerns, damage, wear and tear and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector generally does not move personal items.

1. Ceiling Condition

Materials: There are drywall ceilings noted. • Crown molding noted.

2. Wall Condition

Materials: Drywall walls noted. • Wainscoting noted.

3. Fireplace

Observations:
• Gas Fireplace was operable and vented. Enclosure intact and complete.

Gas Fireplace was operable and vented. Enclosure intact and complete.

Gas Fireplace was operable and vented. Enclosure intact and complete.

4. Stairs & Handrail

Observations:
• Main stairs and hand railing in good condition.
• Service stairs and hand rail in good condition.

Interior Areas Continued

Service stairs and hand rail in good condition.

Main stairs and hand railing in good condition.

5. Window Condition

Materials: Vinyl framed casement window noted. • Wood framed double hung window noted. • Insulated glass noted.

6. Closets

Observations:
• 2nd floor double door closet doors bind together upon closing. Suggest door adjustment.

2nd floor double door closet.

2nd floor double door closet doors bind together upon closing. Suggest door adjustment.

7. Smoke Detectors

Observations:
• LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors at each level of the home (attached garage).

Interior Areas Continued

LIFE SAFETY: Maintain functioning Smoke and Carbon Monoxide detectors at each level of the home (attached garage).

8. Electrical

Observations:

• Whole House Electronic Automation System noted.

• House lighting, HVAC, shades, audio, etc. are all controlled via whole house automation system. Suggest homeowner to provide full operating and maintenance instructions for this system, including peripheral devices such as motors, sensors and relays. Housekeeper demonstrated a few of the features but was not fully versed on using the system. Housekeeper assure the attendees that "everything works". Suggest homeowner, who is familiar with these systems provide a full demo. The home inspection does not include exhaustive testing of building systems.

• Chandelier not installed above above entrance hall. Key operated lift mechanism could not be tested at time of inspection due to the key not being available

House lighting, HVAC, shades, audio, etc. are all controlled via whole house automation system. Suggest homeowner to provide full operating and maintenance instructions for this system, including peripheral devices such as motors, sensors and relays.

Shades automatically operated in family room.

Attic

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

1. Access

Observations:
- Scuttle Hole located in: Boy's bedroom
- Suggest adding a pull-down stair to access the attic.

Attic accessed via Scuttle hole located in Boy's bedroom.

2. Ventilation

Observations:
- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Fixed roof vents noted.

Attic roof ridge outlet vents observed. Under eave soffit inlet vents and fixed roof outlet vents also noted for attic ventilation.

Attic Continued

3. Insulation Condition

Materials: Fiberglass batts with kraft paper facing noted.
Depth: Insulation averages about 8-10 inches in depth.
Observations:
• Insulation appears adequate.

Insulation averages about 8-10 inches in depth.; Adequate.


Fiberglass batts with kraft paper facing noted.

Roof

As with all areas of the house, we recommend that you examine the roof prior to closing to ensure that any potential leaks are addressed. 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 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 verify number of layers the roof areas. We certainly recommend this for any roof over 5 years of age.

1. Roof

General:
• Inspected: Walked on the roof.
Materials:
• Asphalt shingles noted.
Observations:
• Maintenance Tip: Roof design has many peaks and valleys; keep roof cleared of debris and heavy snow loads to extend life of roof.
• Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.
• Shingle repair noted at chimney crickets.
• Original roof is just 10 yrs old but shows signs of weathering / wear and tear.
• Signs of conditions that can lead to roof leaks.
• Exposed nails on roofing material. Recommend sealing all fastener heads.
• Some cracked shingles noted.
• Recommend roofing contractor to provide further inspection and take remedial actions for noted concerns.
• Surface damage noted at roof shingle.

Original roof is just 10 yrs old but shows signs of weathering / wear and tear.

Ice shield observed beneath lower roof shingles.

Roof Continued

Some cracked shingles noted.

Surface damage noted at roof shingle.

Exposed nails on roofing material. Maintain seal at all fastener heads.

Shingle repair noted at chimney crickets.

Exposed nails on roofing material. Recommend sealing all fastener heads.

Some cracked shingles noted.

Roof Continued

Ridge vent noted for attic ventilation.

Some cracked shingles noted.

2. Chimney

Materials: Metal Liners used. • In Chase • Stone
Observations: Chimney cap trim in need of paint update.
Chimney corner trim shows signs of water damage at base where in contact roofing. A 1" gap is recommended between roofing and wood trim to reduce water absorption and subsequent deterioration of the wood. Repairs and painting suggested.
Fiber-cement siding has cosmetic damage at north chimney.

Chimney cap trim in need of paint update.

Two chimneys are metal flue pipe enclosed in an architectural chase.

Roof Continued

Chimney corner trim shows signs of water damage at base where in contact roofing. A 1" gap is recommended between roofing and wood trim to reduce water absorption and subsequent deterioration of the wood. Repairs and painting suggested.

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Two chimneys are metal flue pipe enclosed in an architectural chase.

Roof Continued

Fiber-cement siding has cosmetic damage at north chimney.

Chimney corner trim shows signs of water damage at base where in contact roofing. A 1" gap is recommended between roofing and wood trim to reduce water absorption and subsequent deterioration of the wood. Repairs and painting suggested.

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3. Rain Cap / Spark Arrestor

Observations:
- Chimney caps with spark arrestor noted.

Roof Continued

Chimney caps with spark arrestor noted.

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

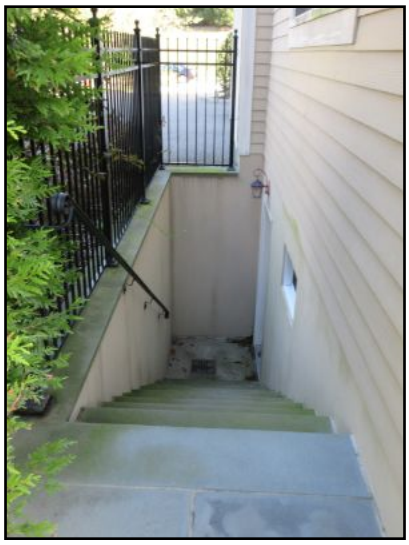
Basement emergency egress with ladder functional (with rain cap) noted at 2 places.

Left rear exterior.

Rear center bay exterior.

Rear left-side bay exterior.

Exterior Continued



Basement exterior stairs.

North exterior.

2. Siding

Materials: Stone veneer noted. • Fiber-cement siding noted.
Observations:
• Recommend trimming back vegetation from contact with siding and gutters to prevent abrading/damage.
• Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.
• Stone veneer at front has a few gaps in the mortar joints. Suggest filling gaps with matching mortar to prevent water entry and freeze/thaw damage.
• Some exterior outlets had no power. Suggest homeowner to locate a switch or possible GFCI breaker for activating the circuit.
• Recommend trimming back vegetation from contact with siding and gutters to prevent abrading/damage.
• Cracked fiber-cement siding course at rear. Suggest repair.

Fiber-cement siding noted.

Stone veneer at front has a few gaps in the mortar joints. Suggest filling gaps with matching mortar to prevent water entry and freeze/thaw damage.

Exterior Continued

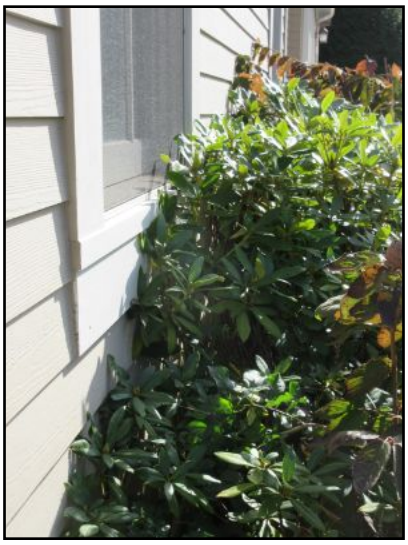
Stone veneer at front has a few gaps in the mortar joints. Suggest filling gaps with matching mortar to prevent water entry and freeze/thaw damage.

Recommend trimming back vegetation from contact with siding and gutters to prevent abrading/damage.

Recommend trimming back vegetation from contact with gutter and roof shingles to prevent damage to the house.

Cracked fiber-cement siding course at rear. Suggest repair.

Exterior Continued



Recommend trimming back vegetation from contact with siding and gutters to prevent abrading/damage.

3. Stucco

Observations:
• ETFS - Exterior Insulation and Finish Systems- AKA synthetic stucco.

Cosmetic defect at synthetic stucco by garage door.

4. Eaves / Fascia

Observations:
• Worn paint observed, suggest scraping and painting as necessary.

5. Exterior Paint

Observations:
• Window sills and trim in need of paint updates.
• Paint peeling at basement exterior door casing.

Exterior Continued

Window sills and trim in need of paint updates.

Window sills and trim in need of paint updates.

Paint peeling at basement exterior door casing.

6. DOORS

Exterior Continued

Patio doors.

7. Windows

Observations:

• Window bottom weatherstripping had come loose and hanging.

Window bottom weatherstripping had come loose and hanging.

Exterior Continued

8. Trim

Observations:
• Bargeboards throughout show signs of weathering.
• Bee's nest observed at underside of front lower peak.
• Wooden Gable Pediments show signs of water damage at front and north side due to a lack of protection from the elements. Repairs and proper painting is recommended.
• Window trim shows signs of weathering and possible water damage where in contact roof shingles at front. A 1" gap is recommended between roof shingles and wood trim to reduce water absorption and subsequent deterioration of the wood.
• Window sills and trim in need of paint updates.
• Bargeboard corner pieces missing at south side. Water can now enter here and cause damage to soffit and interior of trim work. Recommend repair to seal opening as a minimum.
• Window trim shows signs of water damage at various places around the house due to a lack of protection from the elements. Repairs and proper protection/painting is recommended.
• Wood trim at garage door show signs of water damage due to a lack of protection from the elements.
• Cosmetic defect at synthetic stucco by garage door.

Bee's nest observed at underside of front lower peak.

Bargeboards show signs of weathering.

Exterior Continued

Wooden Gable Pediments show signs of water damage at front of house due to a lack of protection from the elements. Repairs and proper painting is recommended.

Wooden Gable Pediments show signs of water damage at front of house due to a lack of protection from the elements. Repairs and proper painting is recommended.

Window trim shows signs of weathering and possible water damage where in contact roof shingles. A 1" gap is recommended between roof shingles and wood trim to reduce water absorption and subsequent deterioration of the wood.

Window trim shows signs of weathering and possible water damage where in contact roof shingles. A 1" gap is recommended between roof shingles and wood trim to reduce water absorption and subsequent deterioration of the wood.

Exterior Continued

Bargeboard corner piece missing. Water can now enter here and cause damage to soffit and interior of trim work. Recommend repair to seal opening as a minimum.

Bargeboards/trim in need of repainting.

Bargeboard corner piece missing. Water can now enter here and cause damage to soffit and interior of trim work. Recommend repair to seal opening as a minimum.

Window trim shows signs of water damage. Repairs and proper painting is recommended.

Exterior Continued

2nd floor window trim shows signs of water damage. Repairs and proper painting is recommended.

Peak bargeboards and trim in need of paint update.

Window sills and trim in need of paint updates.

Downspout not connected to dry well inlet causing water damage to wood trim.

Peak bargeboards and trim in need of paint update.

Bargeboards show signs of weathering.

Exterior Continued

Wood trim show signs of water damage at rear of house due to a lack of protection from the elements. Repairs and proper painting is recommended.

Bargeboards show signs of weathering.

Window sills and trim in need of paint updates.

Wooden Gable Pediments show signs of water damage at front of house due to a lack of protection from the elements. Repairs and proper painting is recommended.

Exterior Continued

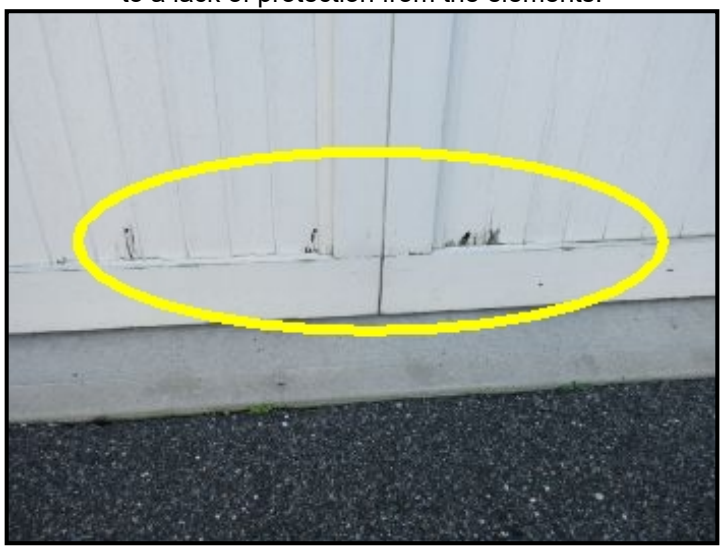
Bargeboards show signs of weathering.

Bargeboards show signs of weathering.

Garage wooden door shows signs of deterioration.

Wood trim at garage door show signs of water damage due to a lack of protection from the elements.

Garage door weather stripping coming loose at left side of larger door.



Garage wooden door shows signs of deterioration.

Exterior Continued

Garage wooden door shows signs of deterioration.

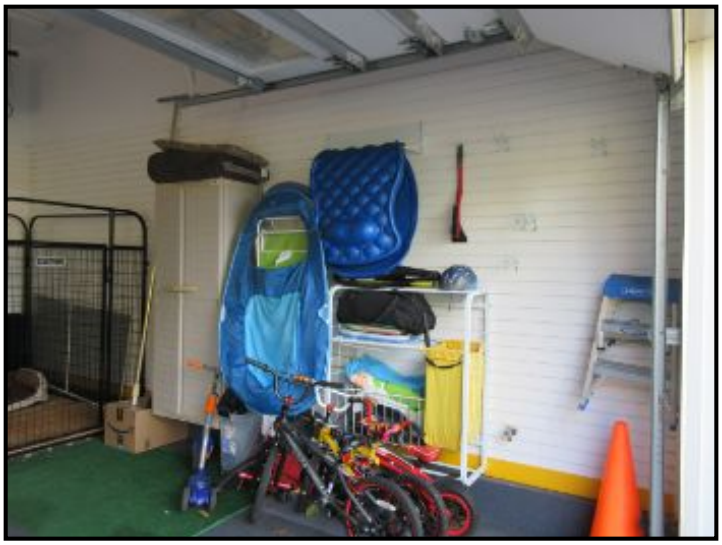
Garage

1. Garage Roof

Materials: Roofing is the same as main structure.

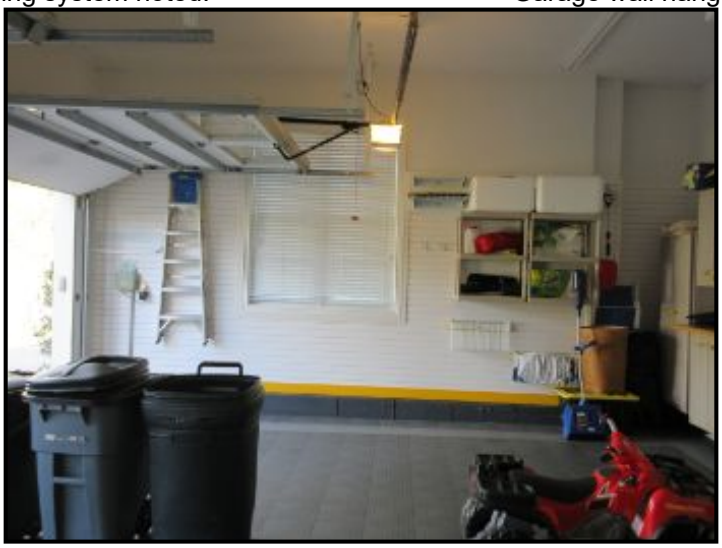
2. Walls

Observations:
• Appeared satisfactory, at time of inspection.



Garage wall hanging system noted.

Garage wall hanging system noted.



Garage walls, floor and ceiling are covered.

3. Floor Condition

Materials: Vinyl squares (tiles) are noted.

4. Electrical

Garage Continued

Garage GFCI protection noted.

5. Garage Door Condition

Materials: Roll-up doors noted.
Observations:
• weathered
• Garage wooden door shows signs of deterioration. Recommend repairing damaged areas.
• Garage door weather stripping coming loose at left side of larger door.

6. Garage Opener Status

Observations:
• Chain drive opener noted.
• Garage vehicle door openers -- both operable.

Garage vehicle door openers -- both operable.

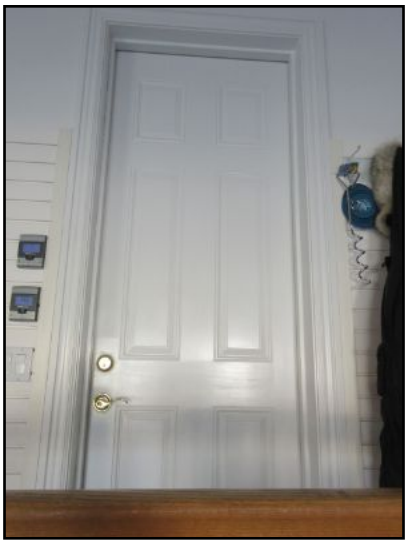
7. Garage Door's Reverse Status

Observations:
• Eye beam system present and operating (both doors).

Garage Continued

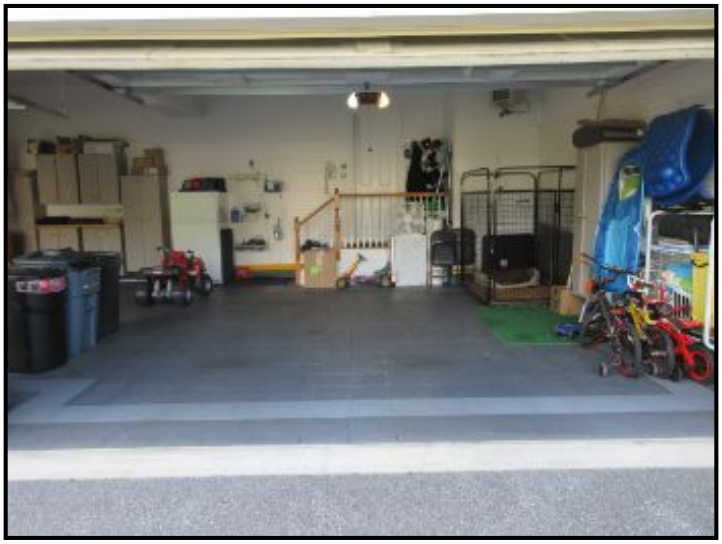
8. Fire Door

Observations:
• Appeared satisfactory and functional, at time of inspection.



Garage metal fire resistant door noted.

9. Garage



Garage Garage

Garage heater on separate zone.

Garage Continued

Garage central vacuum hose connection noted.

Grounds

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

1. Driveway & Walkway

Materials: Asphalt driveway noted. • Bluestone walkway(s) noted.
Observations:
• Belgium block curb and driveway aprons in good condition.
• Moderate cracks in asphalt driveway. Suggest maintaining/sealing cracks to prevent wayer entry and freeze/thaw damage.
• Asphalt driveways require sealing every 3-5 yrs to prevent freeze/thaw damage.
• Bluestone walkways: Mortar cracked and missing with few cracked flags observed. Suggest repair/replacement of defective mortar and cracked flags.

Belgium block curb borders.

Belgium block curb and driveway aprons in good condition.

Belgium block driveway aprons in good condition.

Asphalt driveways require sealing every 3-5 yrs to prevent freeze/thaw damage.

Grounds Continued

Moderate cracks in asphalt driveway. Suggest maintaining/sealing cracks to prevent wayer entry and freeze/thaw damage.

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Moderate cracks in asphalt driveway. Suggest maintaining/sealing cracks to prevent wayer entry and freeze/thaw damage.

Bluestone (cleft cut) walkways.

Grounds Continued

Bluestone walkways: Mortar cracked/missing observed. Suggest repair/replacement of defective mortar joints.

Bluestone walkways: Mortar cracked/missing observed. Suggest repair/replacement of defective mortar joints.

Bluestone walkways: Mortar cracked/missing observed. Suggest repair/replacement of defective mortar joints.

Bluestone walkways: Few cracked flags observed. Suggest replacing cracked flags.

Grounds Continued

Bluestone walkways: Few cracked flags observed. Suggest repair/replacement of cracked flags.

Cracked/missing mortar and cracked flags observed. Suggest mortar repairs and replacing cracked flags.

2. Grading

Observations:
• Lawn areas of the rear lot area were extremely soggy with some puddles noted. It is suggested that this is caused by over-watering. Soil drainage conditions are also a possible concern. Recommend reduce watering and monitor for normal drainage conditions.
• French drains observed in planting beds along the rear exterior wall.
• 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.

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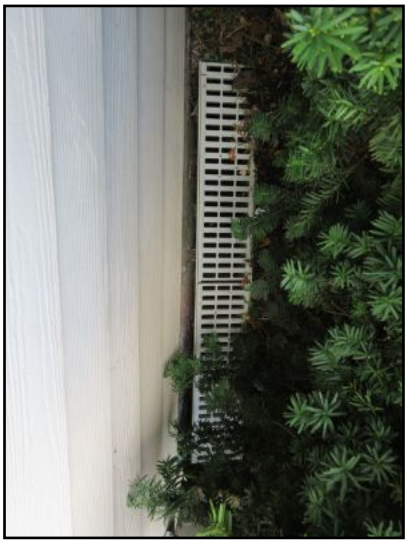


French drains observed in planting beds along the rear exterior wall.

Grounds Continued

3. Fencing / Gates

Materials: Aluminum fencing and gates noted.
Observations:
• South side gate rubs against flagstone when opened. Suggest adjusting flagstone height.

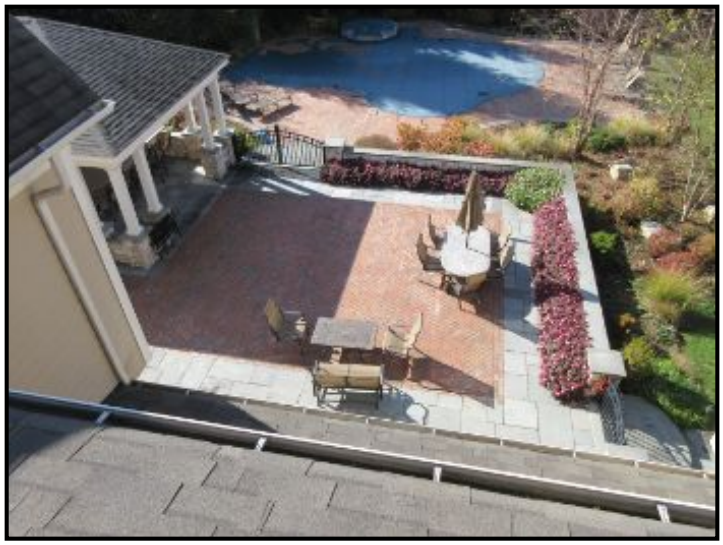
South side gate.

South side gate rubs against flagstone when opened. Suggest adjusting flagstone height.

Patio south gate appeared to be locked at time of inspection.

4. Decks (Patio/Porch)

Grounds Continued



Grounds Decks (Patio/Porch)

Grounds Decks (Patio/Porch)

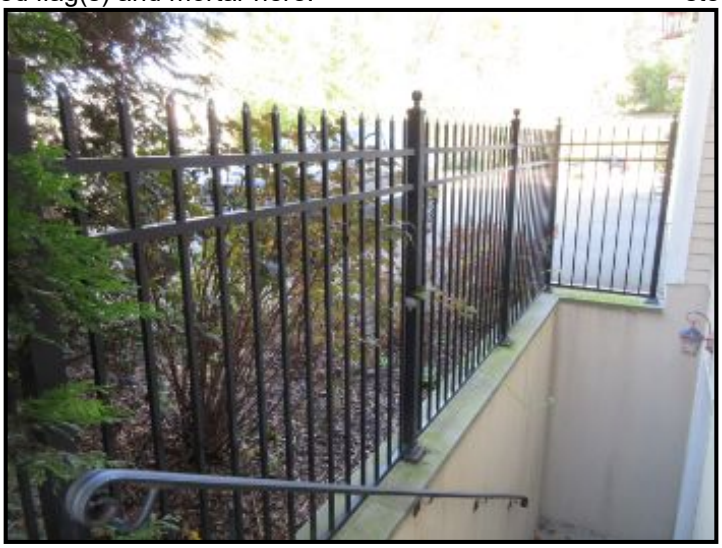
Grounds Decks (Patio/Porch)

5. Stairs & Handrails

Grounds Continued

Steps at rear French door: Differential settlement at bluestone landing resulting in cracked perimeter mortar joint. Suggest repairing depressed flag(s) and mortar here.

Galvanic corrosion noted at guardrail galvanized steel footings due to dissimilar metal interaction (aluminum and steel).



Guardrail at basement stairs.

6. PATIO / PORCH

Observations:
• Brick and bluestone border patio noted.

7. Vegetation

Grounds Continued

Grounds Vegetation

8. Exterior Plumbing

Materials: Aquapex piping noted.
Observations:
• H/C water lines in PEX tubing routed underground to exterior bar. Suggest homeowner provide instructions on winterization procedures for exterior water lines.

Water meter access at front lawn.

Storm water drain access at front lawn.

Grounds Continued

H/C water lines in PEX tubing routed underground to exterior bar. Suggest homeowner provide instructions on winterization procedures for exterior water lines.

9. Sprinklers

Observations:
• Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.
• Sprinkler head at A/C condensing units noted. We recommend adjusting the heads so they do not spray the equipment or house.

10. WATER PRESSURE

Observations:
• 80 psi noted.

11. MAIN GAS VALVE

Materials: Main gas shut off located at outside meter - South side.
Observations:
• Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected at time of inspection.

12. Out Buildings

Out buildings and pools are excluded from this report.

Grounds Continued

Out buildings and pools are excluded from the Home Inspection.

General Remarks

1. GENERAL REMARKS

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!

Inspection Details

1. Attendees

Buyer Agent present, Selling Agent present, Seller Representative present

2. Building Type

Single family home, Colonial Style

3. Occupancy

Occupied - Furnished

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Breaker	A circuit breaker is an automatically operated electrical switch designed to protect an electrical circuit from damage caused by excess current from an overload or short circuit. Its basic function is to interrupt current flow after a fault is detected.
CO	Carbon monoxide (CO) is a colorless, odorless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum gas, oil, wood or coal. Any fuel-burning appliances which are malfunctioning or improperly installed can be a source of CO.
Closing	Closing is the final transaction between a buyer and seller of real property. At the closing, all agreements between buyer and seller are finalized, documents are signed and exchanged, money passes to the seller, and title to the property passes to the buyer.
Contractor	The term "Contractor" used throughout the report refers to a qualified person or entity meeting the following: • Is licensed (trade-specific) in the State of New York • Is insured • Has an account in good standing • Has a contractor's bond • Has a minimum of 5 years experience • Does quality work • Can provide references • Can provide the best possible product choices available to property owners
EIFS	Exterior Insulation and Finishing System (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A Ground-Fault Circuit Interrupter (GFCI) is the only protection device designed to protect people against electric shock from an electrical system. It is capable of de-energizing the circuit when even a small amount of current is flowing through the grounding system.
HVAC	Heating, Ventilating and Air Conditioning
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.
PSI	Water pressure is measured in pounds per square inch (psi).

PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Pipe Insulation	Pipe Insulation is used for the following benefits: -Prevent freezing: pipe insulation reduces the risk of pipe bursts in domestic water and hydronic heating applications. -Minimize heat loss: pipe insulation helps hot water pipe retain more heat, potentially saving energy and reducing hot water wait times. -Minimize heat gain: pipe insulation blocks heat absorption, keeping drinking water as cold as possible and increasing efficiency in refrigeration and air conditioning systems. -Prevent condensation: insulation can stop pipes from “sweating” during hot/humid times of the year.
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.
Thermostat	A device that automatically regulates temperature by activating or deactivating HVAC equipment when the temperature reaches a certain point. A Programmable Thermostat automatically sets back the temperature in your home based upon a predetermined schedule, while a non-programmable thermostat will stay at the same temperature 24 hours a day. You can set up a predetermined schedule and the thermostat will automatically adjust as you would like it to.
Valley	The internal angle formed by the junction of two sloping sides of a roof.