



Inspection Report

Mr. John Doe

**Property Address:
123 Main Street
Anywhere New York 11222**



The House Detective Home Inspection Agency

**John Esposito Lic # 16000022570
444 Beach 136 Street
Belle Harbor, New York 11694
718-318-1263**



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Date: 7/7/2021	Time:	Report ID: 070721-Sample Report
Property: 123 Main Street Anywhere New York 11222	Customer: Mr. John Doe	Real Estate Professional:

In homes older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Maintenance (M) = This is a general maintenance issue .

LATENT ISSUES SUCH AS LEAD PAINT, ASBESTOS AND MOLD ARE NOT WITHIN THE SCOPE OF THIS HOME INSPECTION.

THIS REPORT PERTAINS TO THE CONDITION OF THE PROPERTY AND ITS COMPONENTS AT THE TIME OF THE INSPECTION...

THE REPORT IS NOT A COMPLIANCE INSPECTION OR CERTIFICATION FOR PAST OR PRESENT GOVERNMENTAL CODES OR REGULATIONS OF ANY KIND.

Who was present:

Client, clients agent and listing agent

Type of property:

Colonial

Permit Displayed:

No

Approximate age of building:

1900

Temperature:

85 Degrees

Weather:

Clear

Ground/Soil surface condition:	Rain or snow in last 3 days:	VACANT OR OCCUPIED:
Wet	Yes	VACANT





INVOICE

The House Detective Home Inspection Agency
444 Beach 136 Street
Belle Harbor, New York 11694
718-318-1263
Inspected By: John Esposito Lic # 16000022570

Inspection Date: 7/7/2021
Report ID: 070721-Sample Report

Customer Info:	Inspection Property:
Mr. John Doe	123 Main Street Anywhere New York 11222
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family, 4 Or More Baths	750.00	1	750.00
			Tax \$0.00
			Total Price \$750.00

Payment Is Required At Or Before The Time Of The Inspection. Cash, Check, Money Order, Venmo Or Zelle Are The Preferred Methods Of Payment. A 3% Surcharge Will Be Applied Towards Credit Card Payment.

Payment Method:

Payment Status: Paid At Time Of Inspection

Note:

ZELLE QUICKPAY TO: 718-318-1263

VENMO TO: @housedetectiveny



The House Detective Home Inspection Agency

**444 Beach 136 Street
Belle Harbor, New York 11694
718-318-1263**

Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Sample Termite Report](#)

[NYS HOME INSPECTOR STANDARDS OF PRACTICE](#)

[Moving Tips](#)

[Homeowner Tips](#)

[Exterior Brick Issues](#)

[Electrical Safety](#)

[HVAC Maintenance](#)

[Air Conditioning. Phasing Out R-22 and R-142b Refrigerants](#)

[GFCI Information](#)

[Component Life Expectancy](#)

[Flat Roof Info](#)

[Heat System Maintenance](#)

[CHIMNEY LINER IMPORTANCE](#)

[Lead Paint Removal Information](#)

[Aging Residential Wiring](#)

[Common Plaster Issues](#)

[Window Info](#)



1. Roofing



The home inspector shall observe when accessible: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Roof Covering:
Ceramic/Clay

Viewed roof covering from:
Pole Camera
walked flat section

Chimney (exterior):
Brick

Items

1.0 ROOF COVERINGS**Comments:** Inspected

Clay tile roof requires periodic inspection to determine stability of tiles. This type of material can function adequately for up to 100 years with proper maintenance. The material is beginning to show signs of weathering however there were no active leaks observed at this time. The tiles appear serviceable at this time however the likelihood for the need of repairs or replacement within 15 years exists. I recommend evaluation by a specialized slate roofing professional every 3 to 5 years.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**Comments:** Inspected**1.2 ROOF DRAINAGE SYSTEMS****Comments:** Repair or Replace

🔧 (1) Gutters and downspouts are in need of repair or replacement at areas. The rear gutter leaks at the center seam and many of the downspouts are loose.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

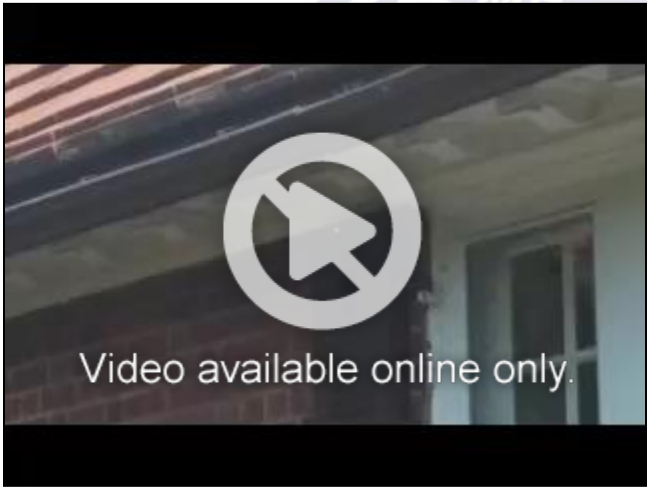


1.2 Item 3(Video)

 (2) Leak at seam..



1.2 Item 4(Picture)



1.2 Item 5(Video)

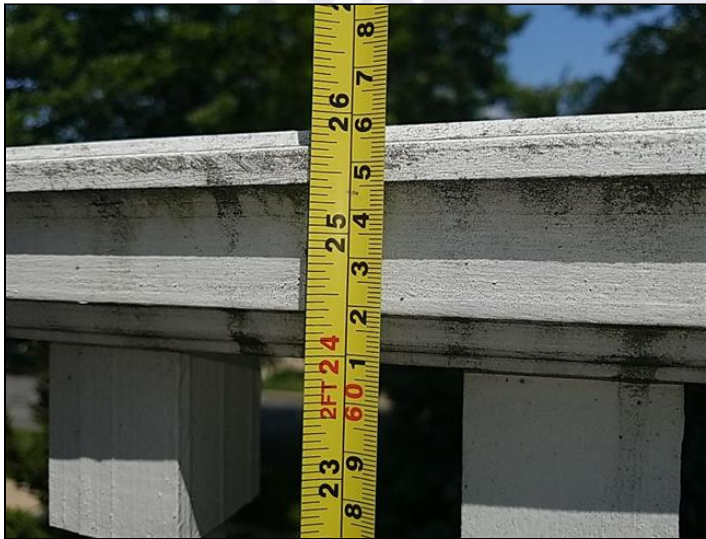
1.3 OTHER

Comments: Repair or Replace

🔧 Roofing materials at the two roof deck areas are in serviceable condition however decking is recommended to eliminate walking on the material. The main concern here is the height of the railings which does not conform to todays safety standards and should be corrected.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



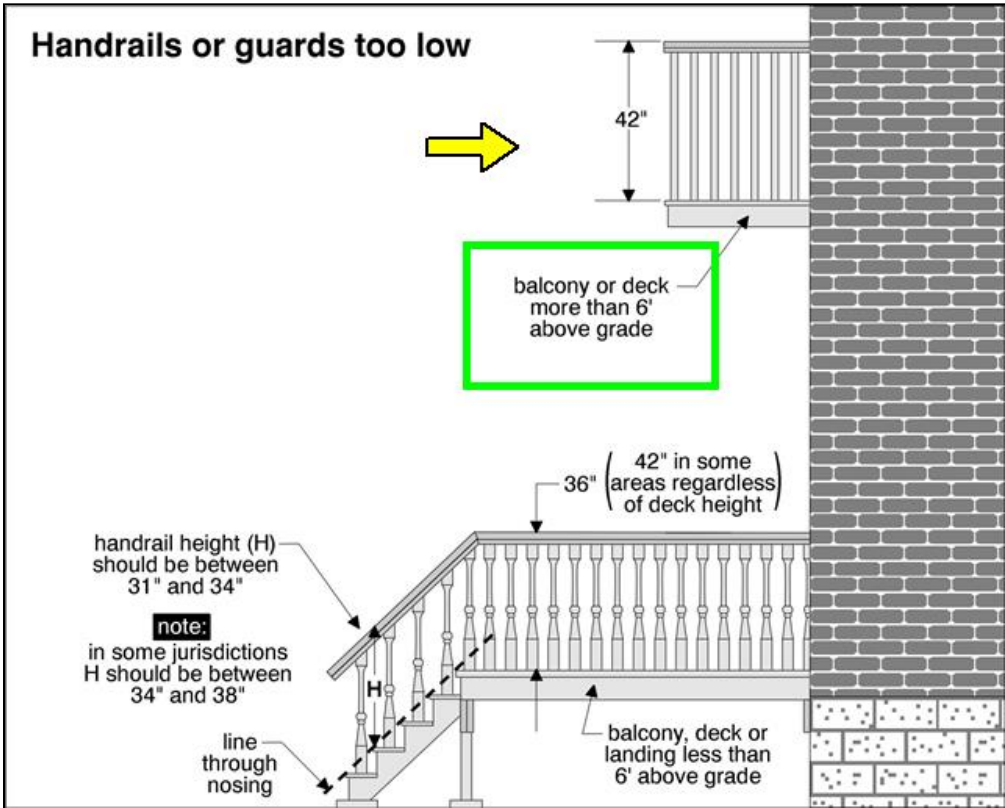
1.3 Item 3(Picture)



1.3 Item 4(Picture)



1.3 Item 5(Picture)



1.3 Item 6(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.





Styles & Materials

Siding Material:

- Brick
- Stucco Coat

Exterior Entry Doors:

- Steel
- Wood

Appurtenance:

- Roof Deck

Driveway:

- Concrete

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

🔍 (1) A large majority of the wood coverings and trim at the exterior is deteriorated due to many years of moisture absorption and in need of replacement. Further deterioration will occur and eventually cause further issues within the wall cavity if left as is...



2.0 Item 1(Picture)



2.0 Item 2(Picture)



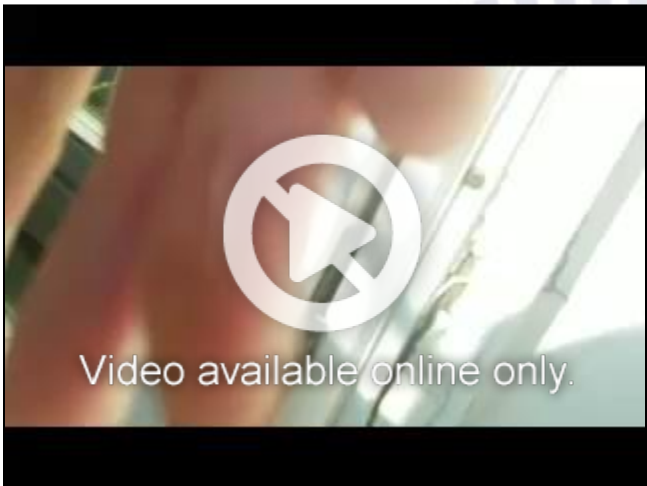
2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Video)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)

🔍 (2) Openings in the siding at the rear and side of the home should be covered to eliminate the potential for bird or squirrel nesting.



2.0 Item 11(Picture)



2.0 Item 12(Picture)



2.0 Item 13(Picture)

(3) Vertical crack in the brick at the area behind the air conditioning condensing units is noted. Further separation will occur over time. Repair needed.



2.0 Item 14(Picture)



2.0 Item 15(Picture)

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS

Comments: Repair or Replace

🔧 (1) Aged single pane windows of little or no insulating value, several of which are difficult to operate and loosely attached are present thruout the home. These windows will likely allow cold air infiltration into the home in the winter. I recommend replacement with energy efficient thermal insulated windows for comfort and energy conservation. Many of the wood frames are peeling paint and have bare wood exposed as well therefore I also recommend that during the replacement of the windows that the contractor cap all exterior wood framing components with aluminum for protection against deterioration.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

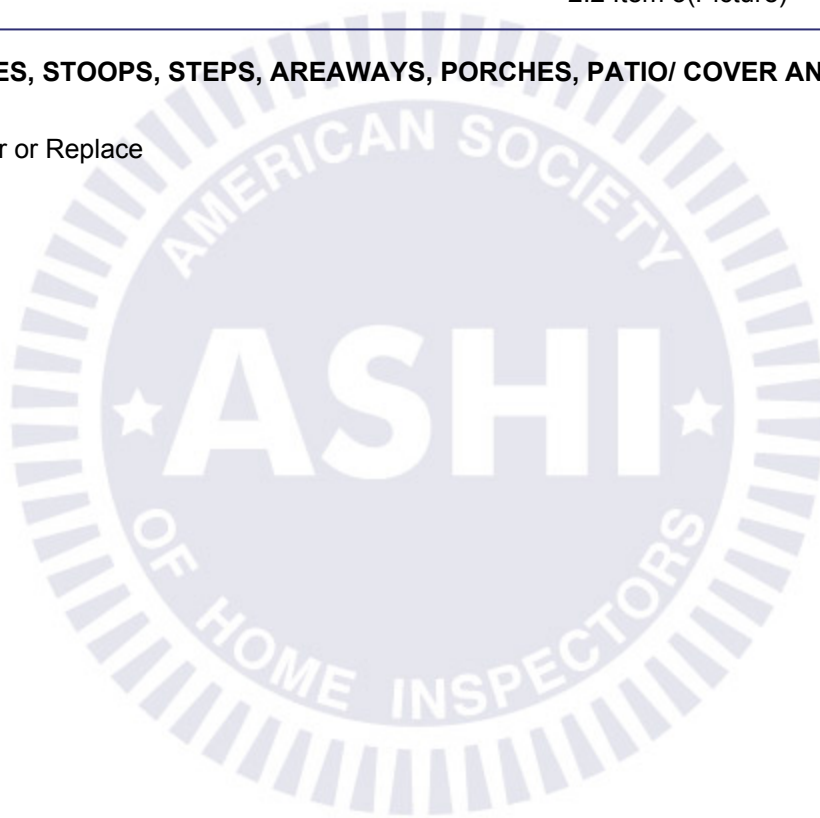
(2) Shutters are old, and the brackets are likely deteriorating, causing deflection of the shutters. Repairs needed.



2.2 Item 3(Picture)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Repair or Replace



 The front entry steps are cracked and deteriorated in areas. Also of note is deterioration at the iron railings. Repairs are recommended.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS
(With respect to their effect on the condition of the building)

Comments: Repair or Replace

🔧 (1) a section of the driveway is pitched towards the exterior basement entrance area. The ground drain in this area appears to be totally clogged and filled with debris. This can result in water infiltration at the basement entry area. Correction needed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

🐞 (2) There is a negative slope at the perimeter of the home at areas and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 3(Picture)

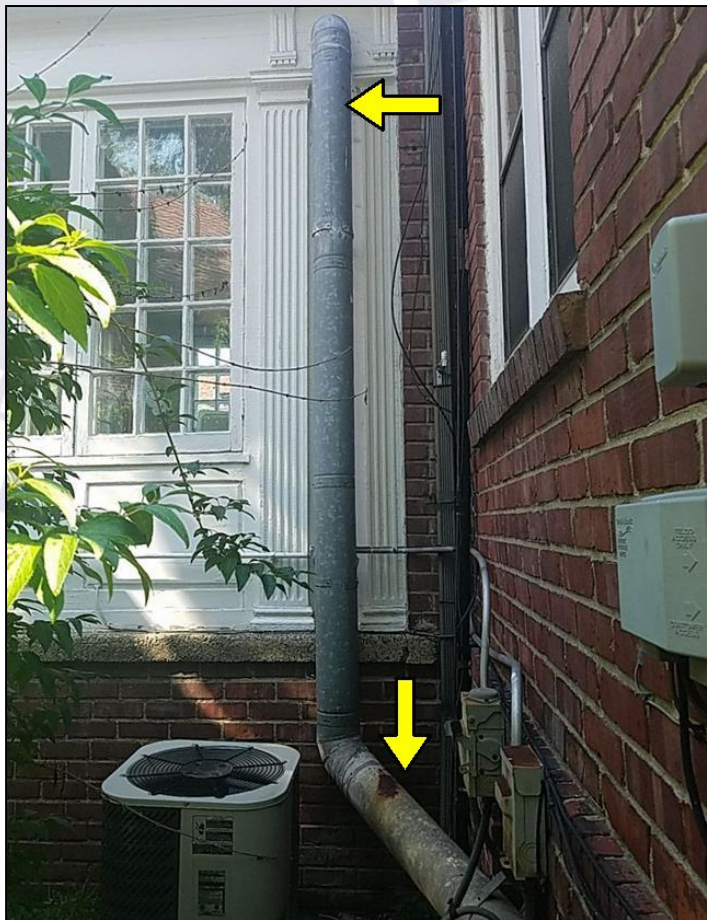
2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 OTHER

Comments: Maintenance

(1) Air conditioning duct is installed at the exterior and not insulated. This will result in fluctuating temperature. I recommend correction.



2.6 Item 1(Picture)

(2) Fencing at the area behind the garage is leaning and in need of repair. Unknown if this is your fence of the neighbors...



2.6 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



3. Garage

The garage walls, ceiling, floor, doors and electrical systems are inspected to the best of the inspectors ability. Stored items, automobiles and clutter limits the inspection to accessible areas only. No representation is made to non accessible areas.



Styles & Materials

Garage Door Type:
One manual


Garage Door Material:
Metal

Auto-opener Manufacturer:
GENIE

Items

3.0 GENERAL CONDITION

Comments: Repair or Replace

 The garage is in need of a complete renovation. Roof leakage, roof rafter deterioration, brick and mortar deterioration and minor electrical work is noted. Consult with a qualified contractor



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)



3.0 Item 8(Picture)



3.0 Item 9(Picture)



3.0 Item 10(Picture)



3.0 Item 11(Picture)



3.0 Item 12(Picture)



3.0 Item 13(Picture)



3.0 Item 14(Picture)

3.1 GARAGE DOOR (S)

Comments: Inspected

3.2 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Maintenance

Garage door did reverse at the motion the sensors however, the pressure switch is not functioning. Service recommended.



3.2 Item 1(Picture)

3.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Not Present

3.4 ELECTRICAL

Comments: Repair or Replace

⚡ A GFCI outlet is required. A GFCI protected outlet is designed to trip in event of a ground fault avoiding a possible electrical shock. A GFCI should be installed in all wet areas such as unfinished basements, garages, or outside and within six feet of any plumbing fixture such as a tub, toilet, sink and all kitchen counters for safety by licensed electrician.

4. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.







Styles & Materials

Foundation:	Method used to observe Crawlspace:	Roof Structure:
Masonry	No crawlspace	Wood Rafters
Roof-Type:	Method used to observe attic:	
Modified Gable	Finished Space With Stairway	

Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

Portions of the basement floors, walls and ceiling are covered by finishing materials. Therefore most of the plumbing, electrical, and structural systems, including the location for where termites are typically discovered were not visible at the time of the inspection. It is possible that there are hidden defects that were not discovered during this inspection as a result of the finished basement, including termites. Please note that the scope of home and termite inspections only includes inspection of visible and accessible components. As always when the walls and ceilings are covered, I recommend securing the services of a dedicated, termite control specialist for a more thorough wood destroying insect evaluation.

4.1 WALLS AND CEILINGS

Comments: Inspected

4.2 COLUMNS OR PIERS

Comments: Inspected

4.3 FLOORS (Structural)

Comments: Inspected

4.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The attic space has been converted into living space with wall and ceiling coverings and did not allow for inspection of the concealed structural components in this area.



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)



4.4 Item 4(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Most home inspections start with the basement or crawl space. It is also here where we find a disproportionate number of problems in homes. While most homeowners would prefer to concentrate their attention on more "interesting" portions of the home, it is in the basement and crawl space that we find most of the structural components, major elements of the plumbing and electrical systems, most central heating plants, and one of the main avenues into the home for water and moisture. All basements and crawl spaces should be considered as having potential moisture and water problems. The most common causes for these problems are found on the outside of the house. By addressing these basic and often preventable causes of basement and crawl space moisture, it is possible to create basements which are 95% dry 95% of the time. More expensive methods can be used to increase these numbers by a few points, often at great expense. But, a 100% dry basement is a pipe dream, and any such system with a "lifetime guarantee" should be viewed with great skepticism.

5. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat System Brand: WEIL MCLAIN	Heat Type: Steam boiler	Energy Source: Gas
Number of Heat Systems (excluding wood and auxiliary systems): One	Approximate Age Of Heating System: Approximately 15 Years Old	Heat System On or Off: On
Ductwork: Non-insulated where visible	Fireplaces: One	Number of Woodstoves: None
Cooling Equipment Type: Central Two	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: NORDYNE YORK BORG WARNER
Refrigerant: R-22	Approximate Age Of Central Air Condensers: Mixed Dates Extra Info : 1983 to 2011	

Items

5.0 HEATING EQUIPMENT

Comments: Inspected



There is a Weil McLain, steam boiler presently installed and functioning. Systems such as this have a general life expectancy of between 30 and 40 years providing they have been properly maintained. I recommend securing a service contract with a local utility for maintenance and service when the need arises. Please follow manufactures maintenance recommendations..

How to drain and maintain your boiler.

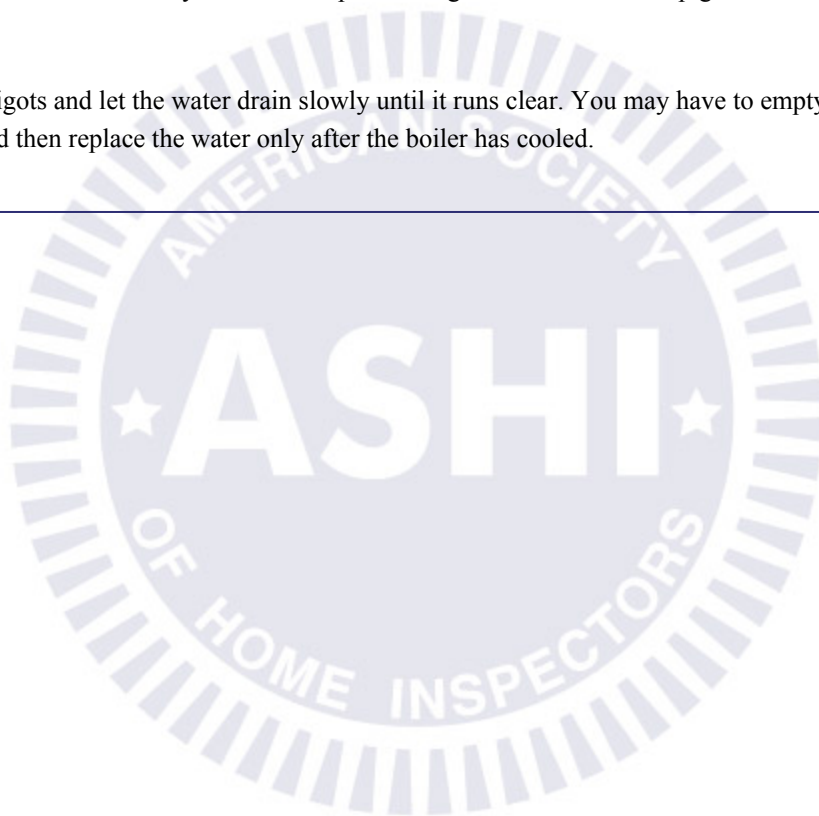
Step 1 Review the overall functioning of your boiler to see that everything is working properly. Use a checklist and inspect it often. Find information on a check list at the AIG [Insurance](#) website.

Step 2 Check the glass "meter" to see if the water looks rusty.

Step 3 Make sure your [boiler](#) is turned off to avoid burns or other injuries.

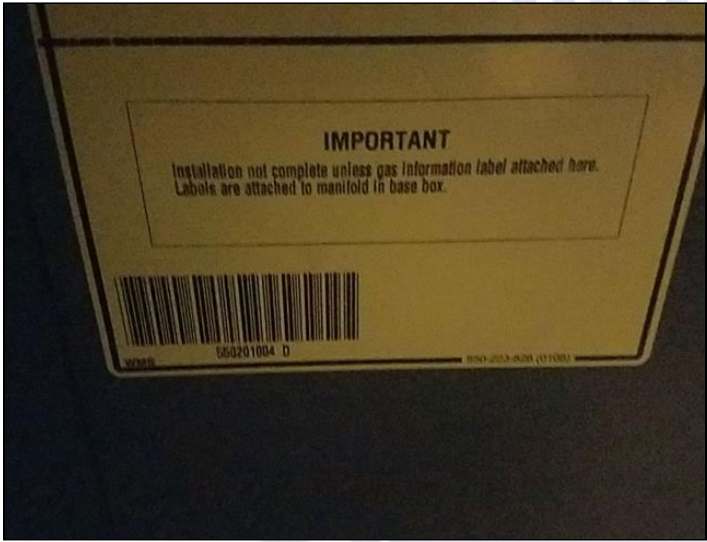
Step 4 Install a hose that runs directly to a drain or place a large bucket below the spigot to catch the water you will drain off.

Step 5 Open the spigots and let the water drain slowly until it runs clear. You may have to empty the bucket before the water runs clear and then replace the water only after the boiler has cooled.





5.0 Item 1(Picture)



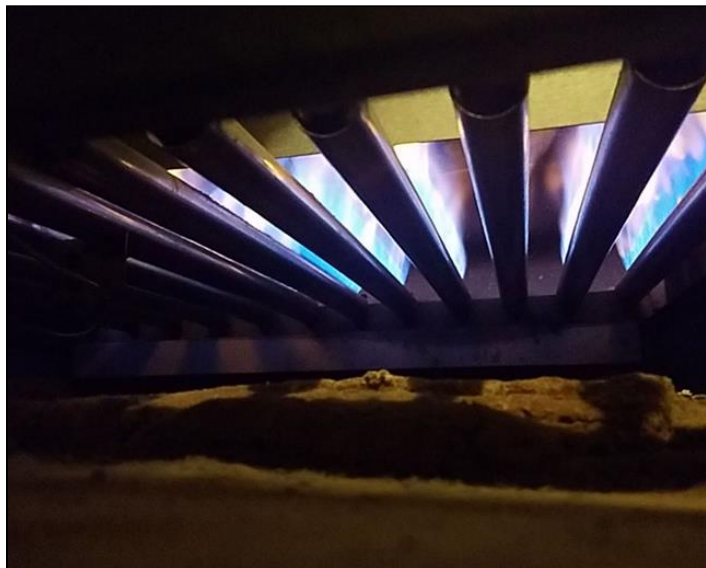
5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)

5.1 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Maintenance

I recommend that the interior duct work be cleaned by a professional duct cleaning service upon moving in and every 5 years thereafter.

5.2 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

5.3 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

Satisfactory however cleaning is needed by a qualified chimney sweep prior to use.



5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.3 Item 3(Picture)





5.3 Item 4(Picture)

5.4 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

5.5 CENTRAL COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

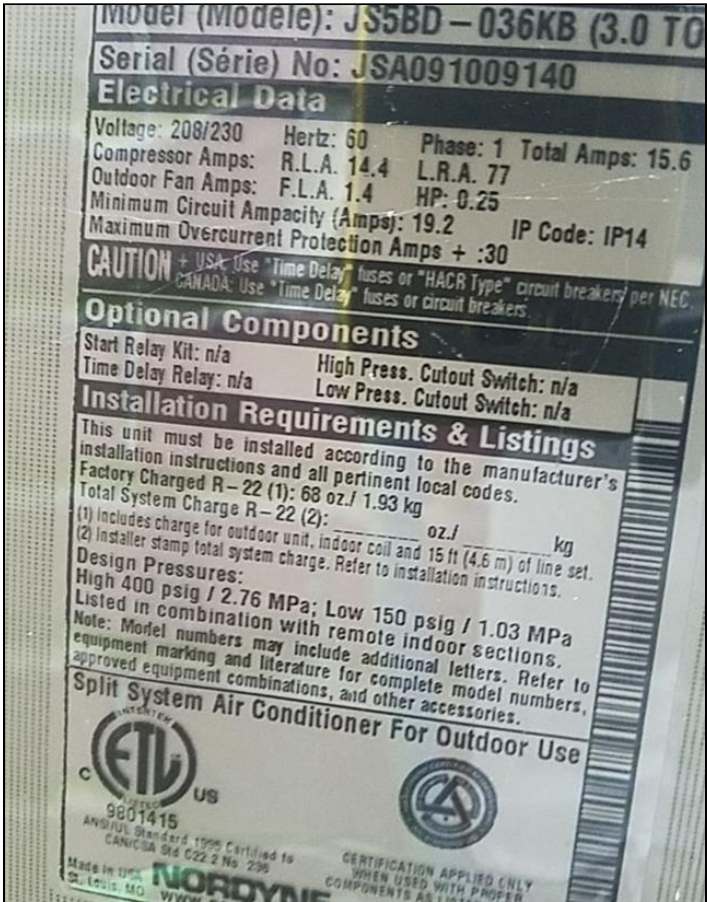
Both air conditioning systems did turn on, however did not supply cold air to the home. Temperature differential should be near 18 degrees and the best these systems did was 4 degrees indicating service is needed. These are older systems that are serviced with R22 refrigerant which is no longer manufactured and difficult to aquire, therefore I recommend consulting with an HVAC technician.



5.5 Item 1(Picture)



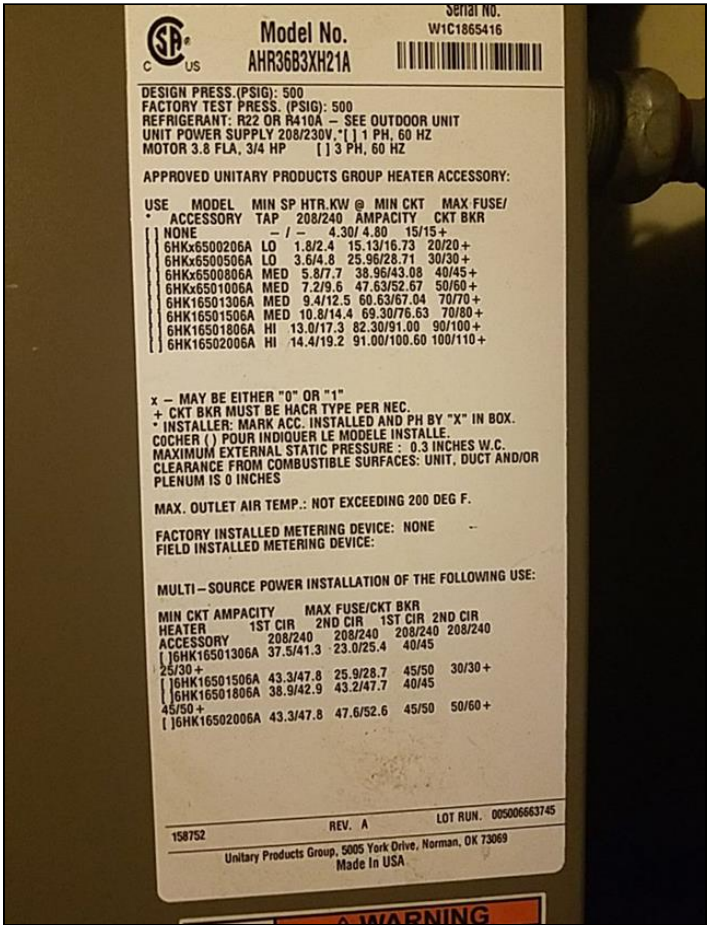
5.5 Item 2(Picture)



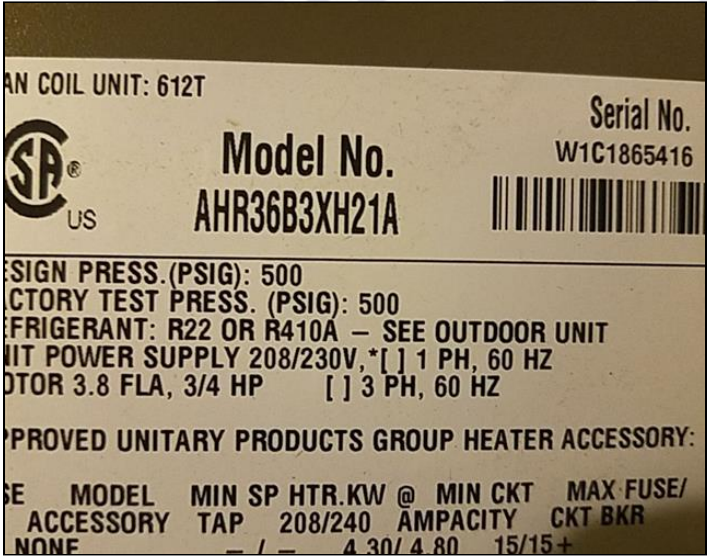
5.5 Item 3(Picture)



5.5 Item 4(Picture)



5.5 Item 5(Picture)



5.5 Item 6(Picture)



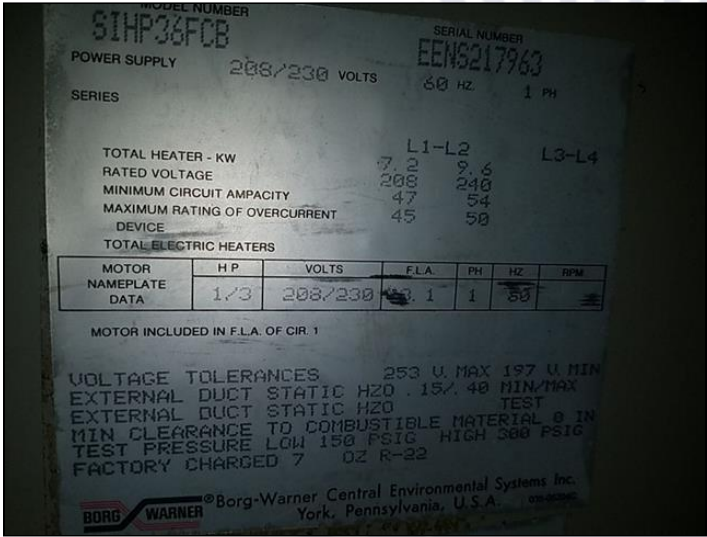
5.5 Item 7(Picture)



5.5 Item 8(Picture)



5.5 Item 9(Picture)



5.5 Item 10(Picture)



5.5 Item 11(Picture)



5.5 Item 12(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.




Styles & Materials

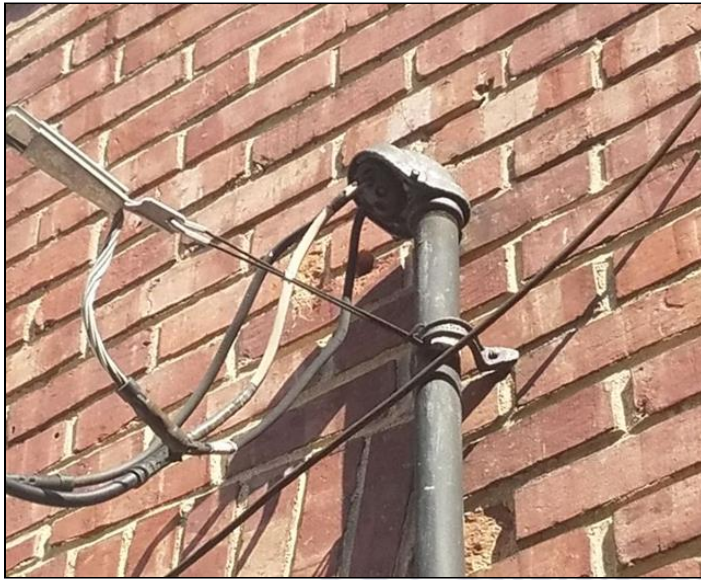
Electrical Service Conductors:	Panel capacity:	Panel Type:
Overhead service	100 AMP	Circuit breakers
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
MURRAY	Copper	BX
	Aluminum	Conduit
	Old And Newer	
Electric Service:		
Updating Needed		

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Repair or Replace

 The service mast needs additional strapping to secure the service and the bottom of the mast is open, exposing the electrical wires which needs a cover. Additionally, vegetation growing onto the wires should be cleared to reduce tension.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

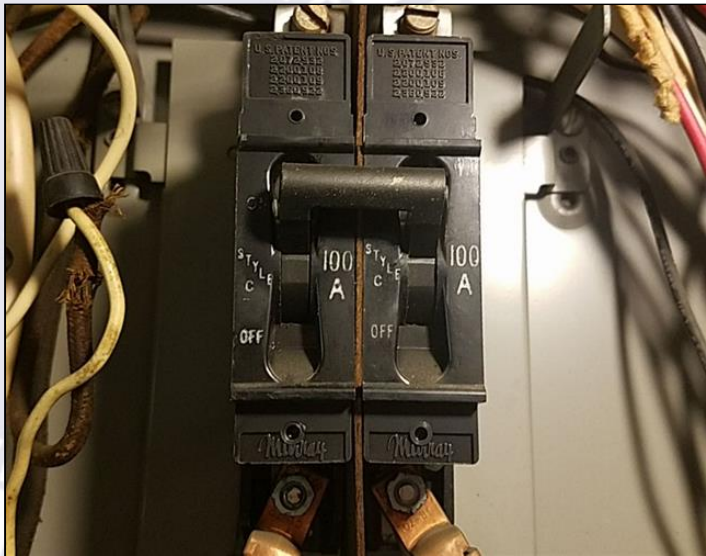


6.0 Item 3(Picture)

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

🔧 The electrical service for this home is undersized by today's standards with several deficiencies found. A licensed electrician is recommended to evaluate for an upgrade at the panel and branch circuitry. A minimum 200 amp, 220 service is recommended for a home of this size



6.1 Item 1(Picture)

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Repair or Replace

[illegible]

A close-up photograph of a power cord that has been severely damaged. The outer white plastic insulation is stripped away in several places, revealing a dark, braided shield underneath. The shield is also frayed and exposed. The cord is plugged into a black power outlet. The background is dark and out of focus.

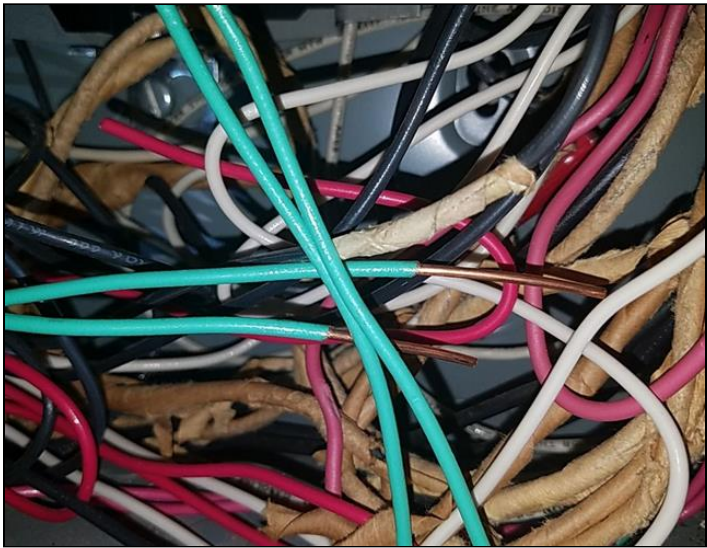
6.2 Item 2(Picture)



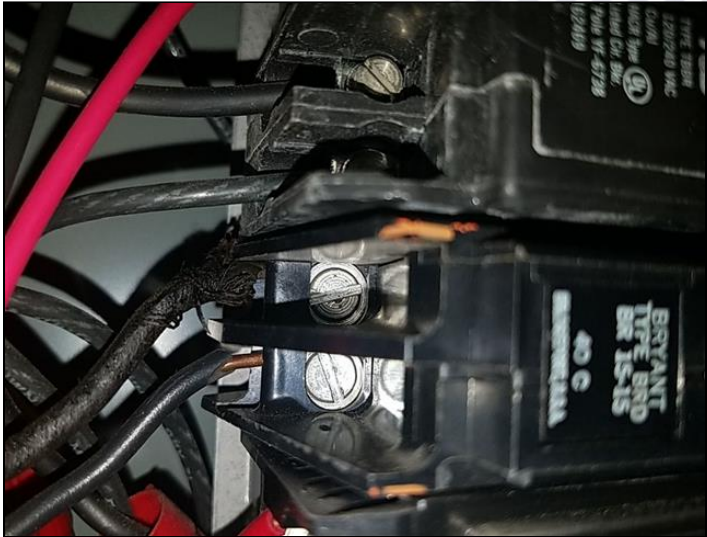
6.2 Item 3(Picture)



6.2 Item 4(Picture)



6.2 Item 5(Picture)



6.2 Item 6(Picture)



6.2 Item 7(Picture)

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair or Replace

- 🔧 (1) Loose conduit at the exterior is exposing wiring and needs to be re-attached to the junction box



6.3 Item 1(Picture)

- 🔧 (2) "Two-prong" outlets are inadequate, non grounded and not up to today's standards in areas. A qualified licensed electrician should be consulted and should correct as needed. Be advised that the concealed electrical wiring within the walls and ceilings is likely original to the homes construction and should be evaluated by the electrician as well.



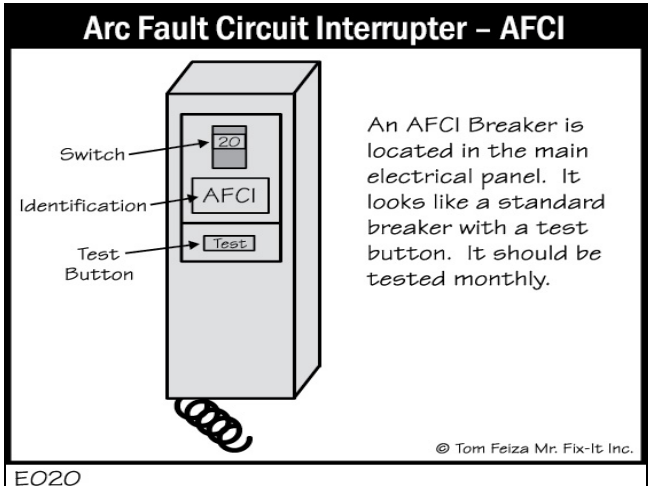
6.3 Item 2(Picture)

6.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

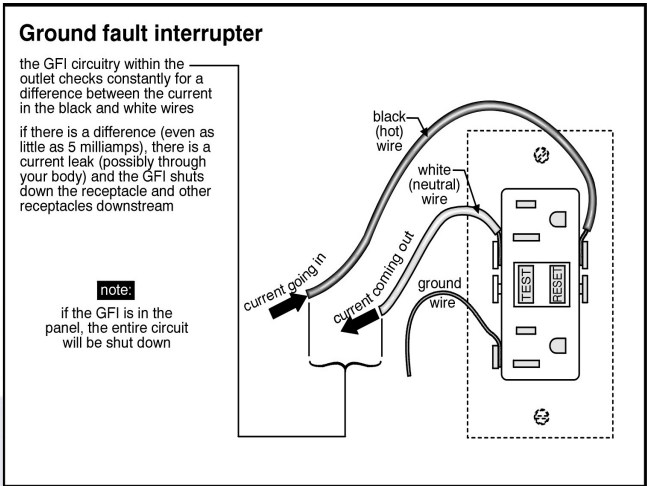
Comments: Repair or Replace

- 🔧 Only one found within this home. A--GFCI (ground fault circuit interrupter) is a device that adds a a greater level of safety by reducing the risk of shock. Most building codes now require that a GFCI outlet be used in all wet locations such as **kitchen counter tops, bathrooms, laundry rooms, basements, garages and all exterior areas**. A GFCI outlet monitors for a current imbalance between the hot and neutral wires and breaks the circuit if that condition occurs. A circuit breaker or fuse usually will trip if you receive a shock, but it may not act fast enough to protect you from harm. A GFCI outlet is much more sensitive and acts faster than a circuit breaker or a fuse and is thus an important safety feature.

An AFCI (arc fault circuit interrupter) also monitors current balance and is designed to detect a fault in the existing wiring in the walls and ceilings (loose connection) and not be visible. Arc fault protection as per 2014 NEC is required with new and renovated construction inside each bedroom. I also recommend installing arc fault protection in older homes due to the potential of arcing from age and stress of the wiring. Electrical updating should always be performed by a LICENSED ELECTRICAL CONTRACTOR.



6.4 Item 1(Picture)



6.4 Item 2(Picture)

6.5 LOCATION OF MAIN PANEL

Comments: Inspected

The main panel boxes are located at the basement.



6.5 Item 1(Picture)

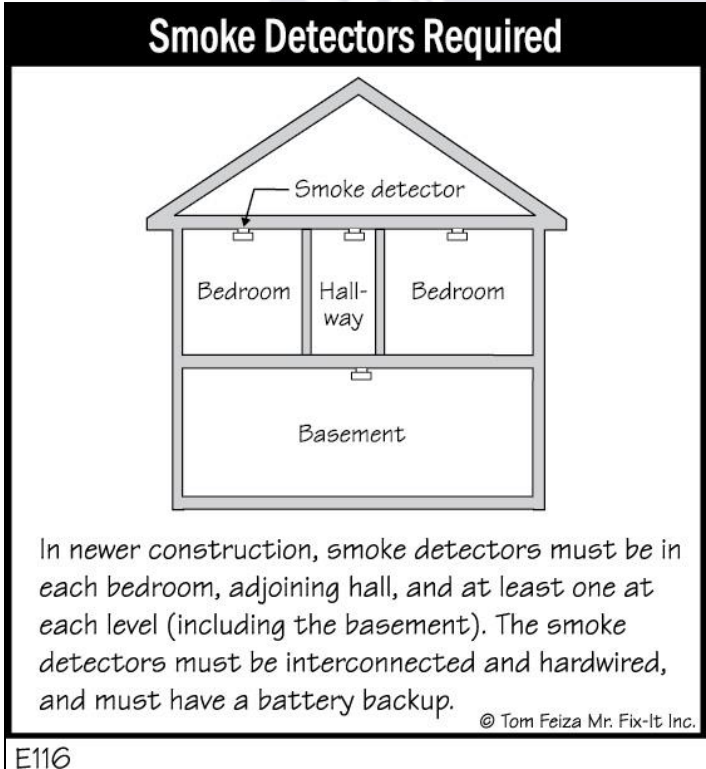
6.6 SMOKE AND Co2 DETECTORS

Comments: Not Inspected

I recommend installing new smoke and carbon monoxide detectors at each level and in each sleeping area in accordance with the manufacturers directions. Because carbon monoxide is much heavier than air and therefor will fill a room from the bottom, up. An additional co detector should be placed on the wall at each level in accordance with manufacturers instructions for safety.



6.6 Item 1(Picture)



E116

6.6 Item 2(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

House Trap Location: Front Basement Wall Area	Water Source: Public	Water Main: Copper Where Visible
Water Meter Present: Yes	Plumbing Waste: Cast iron Galvanized	Water Service: On
Gas Service: On	Water Heater Manufacturer: A.O. SMITH	Water Heater Capacity: 75 Gallon
Water Heater Power Source: Gas (quick recovery)	WATER HEATER APPROXIMATE YEAR OF MANUFACTURE: 2006	

Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

The main trap is located at the front basement area as depicted. All drains were found to be functional however the main sewage pipe to the street is not within the scope of a home inspection and no representation as to its serviceability beyond this time can be made. I recommend setting up a regular maintenance schedule for yearly cleaning by a qualified sewer and drain professional..



7.0 Item 1(Picture)

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments: Inspected

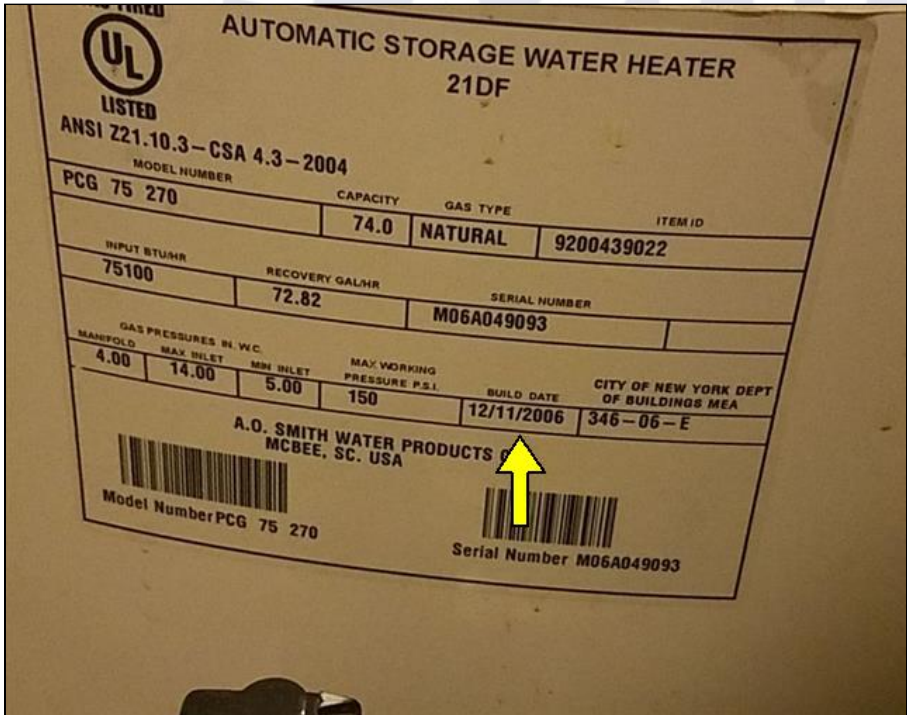
7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

Hot water tanks in general have a life expectancy of between 8 and 12 years. The system presently installed was manufactured in 2006, placing it past it's life expectancy and although operating as intended I recommend replacement prior to failure. The pressure relief valve located at or near the top of the tank is a safety device that allows hot water and steam to escape should the pressure become too high. A (metal) pipe extension is required to extend to within 2 to 6 inches from the floor to prevent accidental scalding should the tank become over pressurized. I recommend operating this valve every 6 months to ensure it's correct operation. If the valve does not open or close properly it should be replaced. I further recommend draining the bottom of the tank annually to reduce sediment buildup.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main shut off is the blue valve located in the basement near the water meter.. This is for your information.

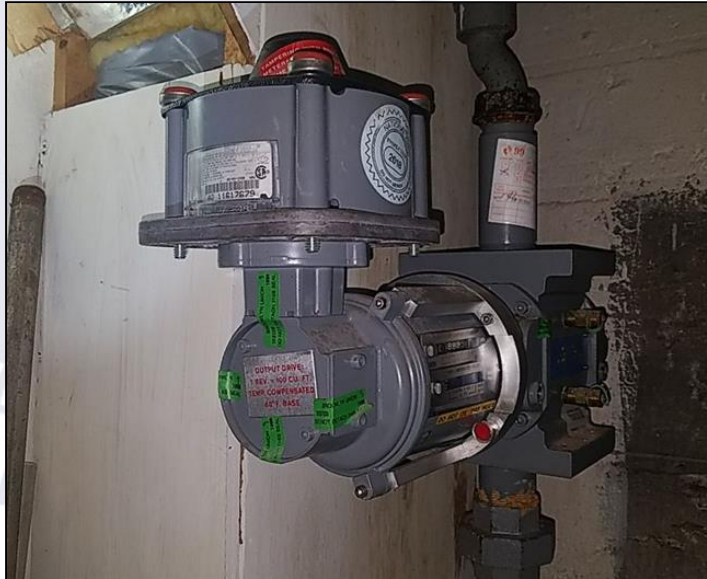


7.3 Item 1(Picture)

7.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

Serviceable, The visible, readily accessible gas piping and connections were evaluated with no issues discovered at the time of the inspection. Gas pipe leaks are usually contributed to dried out sealant which occurs over an extended period of time. A more evasive pressure test by a licensed plumber could possibly uncover any gas leaks at components concealed within the walls and ceilings, and is recommended if the gas has been off at the time of the inspection. This type of testing takes several hours and is conducted by a licensed plumber. This is for your information.



7.4 Item 1(Picture)

7.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The gas shutoff is at the gas meter in the basement. Keep a properly sized wrench attached to the meter and know how to turn the system off in case of an emergency. The gas to the entire home can be shut off from this valve in the event of an emergency.



7.5 Item 1(Picture)

7.6 Back Flow Preventer

Comments: Not Present

7.7 SUMP AND OR EJECTOR PUMP

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors



The home inspector shall observe when accessible: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.















Styles & Materials

Ceiling Materials:

Plaster

Wall Material:

Mirror
Plaster
Tile

Floor Covering(s):

Area rug
Tile
Wood

Interior Doors:

Wood


Window Types:

Old Single Pane

Items

8.0 CEILINGS & WALLS

Comments: Repair or Replace

 Slight water staining is visible under the window at the right side main floor study. This area is dry however staining may have occurred at the window, during a directional rain. Monitor and if necessary repair as needed.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)

8.1 FLOORS

Comments: Inspected

The flooring throughout the home was found to be with in normal range of wear and tear for the type and age of materials.

8.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

8.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

8.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

 Replacements recommended throughout the home



8.4 Item 1(Picture)



8.4 Item 2(Picture)



8.4 Item 3(Picture)



8.4 Item 4(Picture)

8.5 OTHER

Comments: Inspected

The interior of the home was fully furnished. I do my best to find all defects however it is possible that some issues are covered at the time of the inspection. Having these areas all cleared out prior to the final walk-through is the best way to prevent such surprises. At the final walk-through you should take notice of any issues found in consult with your attorney.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Styles & Materials

Stove:
THERMADOR

Refrigerator:
SUB ZERO

Dishwasher Brand:
WHIRLPOOL

Exhaust/Range hood:
THERMADOR

Disposer Brand:
BADGER

Trash Compactors:
-NONE

Cabinets:
Laminate

Counter Tops:
Granite

Items

9.0 WALLS, CEILINGS AND FLOORS

Comments: Repair or Replace

🔧 (1) Peeling paint is visible at the ceiling and wall areas. These areas are dry at this time however all painted surfaces in this home should be considered to contain lead unless proven different by a lead paint testing specialist. Prep and paint needed.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

🔧 (2) Cracked floor tiles are a direct result of poor installation techniques and should be repaired or replaced to prevent splintering and potential injury.



9.0 Item 3(Picture)



9.0 Item 4(Picture)

9.1 CABINETS AND COUNTERTOPS

Comments: Repair or Replace

🔧 Sink base is deteriorated due to past water leakage. All dry at this time. Repair or replace as needed.



9.1 Item 1(Picture)

9.2 PLUMBING

Comments: Inspected

9.3 ELECTRICAL

Comments: Repair or Replace

🔧 GFCI needed.



9.3 Item 1(Picture)

9.4 DISHWASHER

Comments: Not Inspected

Advised that this appliance needs replacement therefore not tested.



9.4 Item 1(Picture)

9.5 RANGES/OVENS/COOKTOPS

Comments: Repair or Replace



🔧 Left rear top burner did not light at the range requiring repair, and the wall oven display is difficult to see therefore I was unable to test this appliance.



9.5 Item 1(Picture)



9.5 Item 2(Picture)



9.5 Item 3(Picture)



9.5 Item 4(Picture)



9.5 Item 5(Picture)



9.5 Item 6(Picture)

9.6 REFRIGERATOR

Comments: Inspected

Old but functioning and in serviceable condition..



9.6 Item 1(Picture)



9.6 Item 2(Picture)

9.7 RANGE HOOD

Comments: Inspected

Functioning.



9.7 Item 1(Picture)



9.7 Item 2(Picture)

9.8 TRASH COMPACTOR

Comments: Not Present

9.9 FOOD WASTE DISPOSER

Comments: Inspected

Functioning.



9.9 Item 1(Picture)



9.9 Item 2(Picture)

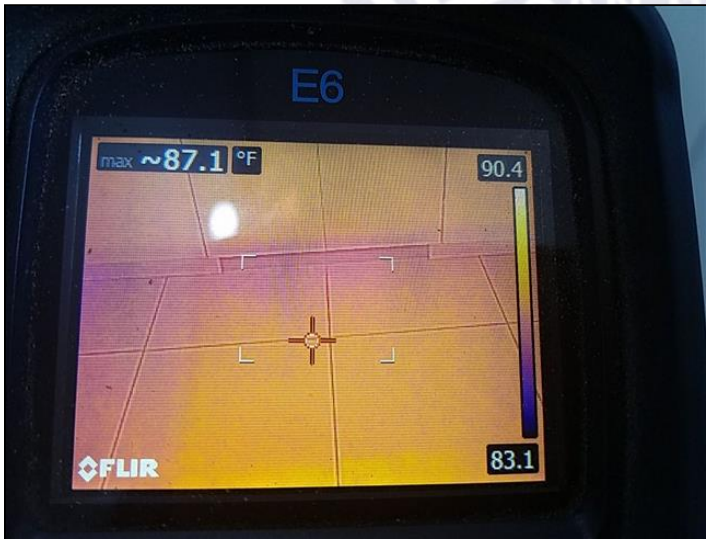
9.10 OTHER

Comments: Repair or Replace

 Electric baseboard heater under the cabinet did not function and the control knob is loose at the wall.
Repair recommended.



9.10 Item 1(Picture)



9.10 Item 2(Picture)



9.10 Item 3(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.





10(A) . Basement Bathroom



Items

10.0.A WALLS, FLOORS and CEILINGS

Comments: Inspected

10.1.A WINDOW, VENTING

Comments: Not Present

10.2.A PLUMBING AND FIXTURES

Comments: Repair or Replace



Shower head needs installation.



10.2.A Item 1(Picture)

10.3.A ELECTRICAL

Comments: Repair or Replace

🔧 Built in outlets at bathroom light fixtures should not be used due to their location, usually directly over the sink. I recommend installing at the wall switch a GFCI outlet for safety.



10.3.A Item 1(Picture)





10(B) . Main Floor Bathroom



Items

10.0.B WALLS, FLOORS and CEILINGS

Comments: Inspected

10.1.B WINDOW, VENTING

Comments: Inspected

Clean and maintain exhaust fan to help prolong its serviceability.



10.1.B Item 1(Picture)

10.2.B PLUMBING AND FIXTURES

Comments: Repair or Replace

🔧 The toilet was loose and needs to be secured.. This should be done by a qualified person.



10.2.B Item 1(Picture)

10.3.B ELECTRICAL

Comments: Repair or Replace

🔧 GFCI needed.



10.3.B Item 1(Picture)

10(C) . 2nd Floor Hall Bathroom



Items

10.0.C WALLS, FLOORS and CEILINGS

Comments: Inspected

10.1.C WINDOW, VENTING

Comments: Repair or Replace



 Exhaust fan is functioning. There is a window however cracked. Repair needed.



10.1.C Item 1(Picture)



10.1.C Item 2(Picture)



10.1.C Item 3(Picture)

10.2.C PLUMBING AND FIXTURES

Comments: Repair or Replace

🔧 (1) The stop-valve and linkage does not work properly and needs adjustment at the bath tub. . A qualified person should repair as necessary.



10.2.C Item 1(Picture)

👉 (2) Water was off therefore not tested.



10.2.C Item 2(Picture)

10.3.C ELECTRICAL

Comments: Inspected

GFCI protected



10.3.C Item 1(Picture)

10(D) . 2nd Floor Master Bathroom



Items

10.0.D WALLS, FLOORS and CEILINGS

Comments: Inspected

10.1.D WINDOW, VENTING

Comments: Inspected

Clean and maintain exhaust fan to help prolong its serviceability.



10.1.D Item 1(Picture)

10.2.D PLUMBING AND FIXTURES

Comments: Inspected

10.3.D ELECTRICAL

Comments: Not Present

GFCI needed.



10.3.D Item 1(Picture)



10(E) . 3rd Floor Hall Bathroom




Items

10.0.E WALLS, FLOORS and CEILINGS

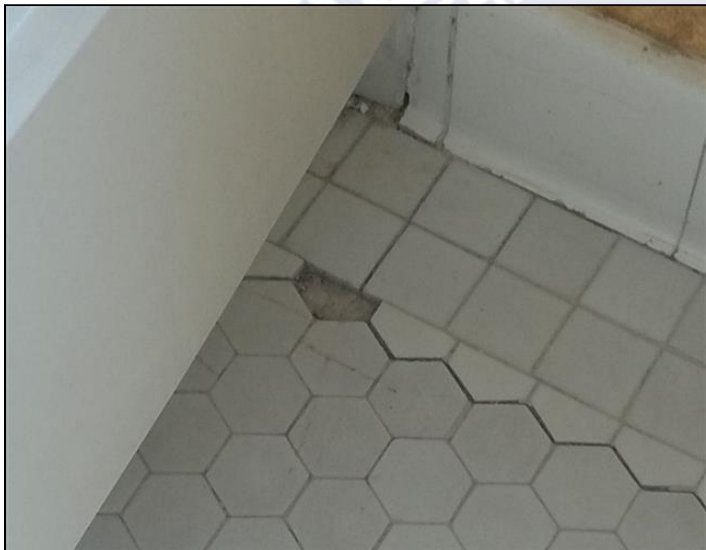
Comments: Maintenance



 Tile floor is serviceable, however cracked due to normal settlement over the years. This is for your information. Repair as needed.



10.0.E Item 1(Picture)



10.0.E Item 2(Picture)

10.1.E WINDOW, VENTING
Comments: Inspected

Window ventilation present.



10.1.E Item 1(Picture)

10.2.E PLUMBING AND FIXTURES

Comments: Repair or Replace



🔧 The toilet was loose and needs to be secured..
Plumbing waste line is slow or clogged and needs repair at sink.



10.2.E Item 1(Picture)



10.2.E Item 2(Picture)

10.3.E ELECTRICAL

Comments: Repair or Replace

🔧 There is no outlet found in bath. I recommend a duplex GFCI outlet be installed by a licensed electrician which will eliminate the need for an extension cord.



10.3.E Item 1(Picture)



11. Closing Comments

Thank you for choosing The House Detective to perform your home inspection. We know that you had many options in selecting a home inspector and we are thankful you chose us. We hope that you were pleased with the quality of our service and that you would recommend us to others. Please read the report carefully as there is much information within. Call us with any questions or concerns that you may have as we remain your consultant indefinitely and would be happy to assist you in any way we can. We sincerely hope that you and your family will be happy and healthy in your new home. If you have any suggestions on how we could improve our home inspection service, we would be sincerely interested in hearing your comments and suggestions.

Thanks again and I wish you the very best

John.



General Summary



The House Detective Home Inspection Agency

444 Beach 136 Street
Belle Harbor, New York 11694
718-318-1263

Customer
Mr. John Doe

Address
123 Main Street
Anywhere New York 11222

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing



1.2 ROOF DRAINAGE SYSTEMS

Repair or Replace

- (1) Gutters and downspouts are in need of repair or replacement at areas. The rear gutter leaks at the center seam and many of the downspouts are loose.
- (2) Leak at seam..

1.3 OTHER

Repair or Replace



- Roofing materials at the two roof deck areas are in serviceable condition however decking is recommended to eliminate walking on the material. The main concern here is the height of the railings which does not conform to todays safety standards and should be corrected.

2. Exterior




2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

-  (1) A large majority of the wood coverings and trim at the exterior is deteriorated due to many years of moisture absorption and in need of replacement. Further deterioration will occur and eventually cause further issues within the wall cavity if left as is...
-  (2) Openings in the siding at the rear and side of the home should be covered to eliminate the potential for bird or squirrel nesting.

2.2 WINDOWS

Repair or Replace

-  (1) Aged single pane windows of little or no insulating value, several of which are difficult to operate and loosely attached are present thruout the home. These windows will likely allow cold air infiltration into the home in the winter. I recommend replacement with energy efficient thermal insulated windows for comfort and energy conservation. Many of the wood frames are peeling paint and have bare wood exposed as well therefore I also recommend that during the replacement of the windows that the contractor cap all exterior wood framing components with aluminum for protection against deterioration.



2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

-  The front entry steps are cracked and deteriorated in areas. Also of note is deterioration at the iron railings. Repairs are recommended.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)


Repair or Replace

-  (1) a section of the driveway is pitched towards the exterior basement entrance area. The ground drain in this area appears to be totally clogged and filled with debris. This can result in water infiltration at the basement entry area. Correction needed.
-  (2) There is a negative slope at the perimeter of the home at areas and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

3. Garage


3.0 GENERAL CONDITION

Repair or Replace

-  The garage is in need of a complete renovation. Roof leakage, roof rafter deterioration, brick and mortar deterioration and minor electrical work is noted. Consult with a qualified contractor

3.4 ELECTRICAL

Repair or Replace


-  A GFCI outlet is required. A GFCI protected outlet is designed to trip in event of a ground fault avoiding a possible electrical shock. A GFCI should be installed in all wet areas such as unfinished basements, garages, or outside and within six feet of any plumbing fixture such as a tub, toilet, sink and all kitchen counters for safety by licensed electrician.

5. Heating / Central Air Conditioning



5.5 CENTRAL COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

-  Both air conditioning systems did turn on, however did not supply cold air to the home. Temperature differential should be near 18 degrees and the best these systems did was 4 degrees indicating service is needed. These are older systems that are serviced with R22 refrigerant which is no longer manufactured and difficult to aquire, therefore I recommend consulting with an HVAC technician.

6. Electrical System



6.0 SERVICE ENTRANCE CONDUCTORS

Repair or Replace



The service mast needs additional strapping to secure the service and the bottom of the mast is open, exposing the electrical wires which needs a cover. Additionally, vegetation growing onto the wires should be cleared to reduce tension.

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace



The electrical service for this home is undersized by today's standards with several deficiencies found. A licensed electrician is recommended to evaluate for an upgrade at the panel and branch circuitry. A minimum 200 amp, 220 service is recommended for a home of this size

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace



The problem discovered in the panel is doubled wiring, open ended wiring and old cloth wiring as well as all other issues noted within this report or other concerns requiring correcting should be performed by a licensed electrician I recommend a licensed electrician

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace



(1) Loose conduit at the exterior is exposing wiring and needs to be re-attached to the junction box



(2) "Two-prong" outlets are inadequate, non grounded and not up to today's standards in areas. A qualified licensed electrician should be consulted and should correct as needed. Be advised that the concealed electrical wiring within the walls and ceilings is likely original to the homes construction and should be evaluated by the electrician as well.

6.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace



Only one found within this home. A--GFCI (ground fault circuit interrupter) is a device that adds a a greater level of safety by reducing the risk of shock. Most building codes now require that a GFCI outlet be used in all wet locations such as **kitchen counter tops, bathrooms, laundry rooms, basements, garages and all exterior areas**. A GFCI outlet monitors for a current imbalance between the hot and neutral wires and breaks the circuit if that condition occurs. A circuit breaker or fuse usually will trip if you receive a shock, but it may not act fast enough to protect you from harm. A GFCI outlet is much more sensitive and acts faster than a circuit breaker or a fuse and is thus an important safety feature.

An AFCI (arc fault circuit interrupter) also monitors current balance and is designed to detect a fault in the existing wiring in the walls and ceilings (loose connection) and not be visible. Arc fault protection as per 2014 NEC is required with new and renovated construction inside each bedroom. I also recommend installing arc fault protection in older homes due to the potential of arcing from age and stress of the wiring. Electrical updating should always be performed by a LICENSED ELECTRICAL CONTRACTOR.

7. Plumbing System



7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace



Hot water tanks in general have a life expectancy of between 8 and 12 years. The system presently installed was manufactured in 2006, placing it past it's life expectancy and although operating as intended I recommend replacement prior to failure. The pressure relief valve located at or near the top of the tank is a safety device that allows hot water and steam to escape should the pressure become too high. A (metal) pipe extension is required to extend to within 2 to 6 inches from the floor to prevent accidental scalding should the tank become over pressurized. I recommend operating this valve every 6 months to ensure it's correct operation. If the valve does not open or close properly it should be replaced. I further recommend draining the bottom of the tank annually to reduce sediment buildup.

8. Interiors



8.0 CEILINGS & WALLS

Repair or Replace



Slight water staining is visible under the window at the right side main floor study. This area is dry however staining may have occurred at the window, during a directional rain. Monitor and if necessary repair as needed.

8.4 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace



Replacements recommended throughout the home

9. Built-In Kitchen Appliances



9.0 WALLS, CEILINGS AND FLOORS

Repair or Replace



(1) Peeling paint is visible at the ceiling and wall areas. These areas are dry at this time however all painted surfaces in this home should be considered to contain lead unless proven different by a lead paint testing specialist. Prep and paint needed.



(2) Cracked floor tiles are a direct result of poor installation techniques and should be repaired or replaced to prevent splintering and potential injury.

9.1 CABINETS AND COUNTERTOPS

Repair or Replace



Sink base is deteriorated due to past water leakage. All dry at this time. Repair or replace as needed.

9.3 ELECTRICAL

Repair or Replace



GFCI needed.

9.5 RANGES/OVENS/COOKTOPS

Repair or Replace



Left rear top burner did not light at the range requiring repair, and the wall oven display is difficult to see therefore I was unable to test this appliance.

9.10 OTHER

Repair or Replace



Electric baseboard heater under the cabinet did not function and the control knob is loose at the wall. Repair recommended.

10(A) . Basement Bathroom



10.2.A PLUMBING AND FIXTURES

Repair or Replace

Shower head needs installation.

10.3.A ELECTRICAL**Repair or Replace**

Built in outlets at bathroom light fixtures should not be used due to their location, usually directly over the sink. I recommend installing at the wall switch a GFCI outlet for safety.

10(B) . Main Floor Bathroom

**10.2.B PLUMBING AND FIXTURES****Repair or Replace**

The toilet was loose and needs to be secured.. This should be done by a qualified person.

10.3.B ELECTRICAL**Repair or Replace**

GFCI needed.

10(C) . 2nd Floor Hall Bathroom

**10.1.C WINDOW, VENTING****Repair or Replace**

Exhaust fan is functioning. There is a window however cracked. Repair needed.

10.2.C PLUMBING AND FIXTURES**Repair or Replace**

(1) The stop-valve and linkage does not work properly and needs adjustment at the bath tub. . A qualified person should repair as necessary.



(2) Water was off therefore not tested.

10(E) . 3rd Floor Hall Bathroom

**10.0.E WALLS, FLOORS and CEILINGS****Maintenance**

Tile floor is serviceable, however cracked due to normal settlement over the years. This is for your information. Repair as needed.

10.2.E PLUMBING AND FIXTURES**Repair or Replace**

The toilet was loose and needs to be secured..
Plumbing waste line is slow or clogged and needs repair at sink.

10.3.E ELECTRICAL**Repair or Replace**

There is no outlet found in bath. I recommend a duplex GFCI outlet be installed by a licensed electrician which will eliminate the need for an extension cord.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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