AccuSpect

The One Word in Home Inspections

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Our Client

INSPECTION ADDRESS

123 Pleasant, Anywhere, NY.

INSPECTION DATE

12/30/2003 3:30 pm to 5:30 pm

REPRESENTED BY:

Your Realtor

GENERAL INFORMATION

Inspection Address: 123 Pleasant, Anywhere, NY
Inspection Date: 12/30/2003 Time: 3:30 pm to 5:30 pm
Weather: Raining - Temperature at time of inspection: 50 Degrees

Inspected by: Paul J. Nagalski

Client Information: Our Client
Buyer's Agent: Your Realtor

Structure Type: Wood Frame
Furnished: No
Number of Stories: 2

Structure Style: Colonial

Structure Orientation: South

Approx.Year Built: 1922
Unofficial Sq.Ft.: 1646

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

The service recommendations that we make in this report should be completed well before closing by appropriate specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 123 Pleasant

SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance with NAHI (National Association of Home Inspectors) standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation. We will evaluate conditions, systems, or components as being acceptable or not acceptable, which does not mean that they are perfect but that they are functional and met the standards of a given point in time. Similarly, we take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person, or to someone without any construction experience, but some minor defects could be included in our report. We are not authorized, and do not have the expertise, to comment on termite, dry rot, or fungus damage, but may alert you to it. Soil testing and geological factors that may effect the stability of the foundation of this house are beyond the scope of this home inspection and would require specialized testing by geologists and/or engineering companies .Regardless, you should schedule any such specialized inspection, such as that for the presence of mold, soil and geological conditions etc. with the appropriate specialist before the closing. A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the closing, because additional defects could be revealed by a specialist, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Please review the entire report carefully and contact us if you have any remaining questions about the property and your inspection.

Exterior Components and Site Conditions

Our evaluation of the exterior of a property conforms to the standards of the industry, and includes an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and barns and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with usage and the passage of time that would be apparent to the average person. Please note it is important to maintain a property, including painting or sealing decks, properly trim vegetation away from the house, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Proper maintenance will extend the life of all materials and keep the house looking it's best.

General site condition comments- All structures are dependent on the soil beneath them for support, but soils are not uniform. Soils can expand with the influx of water and cause damage to foundations. For this reason the property should have soils that slope away from the foundation. Also, the house will have gutters and downspouts that are designed to carry water away from the area adjacent to the foundation. Soils can also shrink in periods or draught or near draught and subsequent destabilization of the foundation can occur. Soil testing and geological factors that may effect this house are beyond the scope of this home inspection and would require specialized testing by geologists and/or engineering companies.

Building Site Conditions

Grade Conditions

Components and Conditions Needing Service

Grading is either negative or neutral adjacent to the residence (front of the house), and moisture intrusion will remain a possibility. The soil should slope away from the residence to a distance of at least five feet, to keep moisture away from the footings. We can elaborate on this issue, but you may seek a second opinion from a grading and drainage contractor.

Driveway

Informational Conditions

The driveway is asphalt. Periodic application of asphalt sealer is required to maintain this driveway.

The asphalt driveway has some cracks and areas of settling. This is indicative of older asphalt and while still functional eventual repaving will be necessary.

Vegetation

Components and Conditions Needing Service

Shrubs are in contact or near the house. This can cause damage or marks on the siding or roof damage. We recommend cutting back or removal of the shrubs at this time.

We noted dead trees on the property. Dead trees are dangerous because limbs can easily break off, the tree can fall and the dead wood can provide support for wood destroying insects. It is usually more difficult to cut down a dead tree and removal should be left to professionals. Due to the size and location of this tree we suggest having it removed.

Exterior Building Components

Entries Stairs and Railings

Informational Conditions

The front entry is a concrete masonry unit (CMU). This refers to the combination of materials that may be used such as concrete, brick, stone, and flagstone.

Components and Conditions Needing Service

We noted defects in the brick entry. This is common and occasional servicing should be anticipated. At this time pointing (mortar repairs) are needed, some rebilding of the front entry cannot be ruled out.

Exterior Foundation

Functional Components and Conditions

The exterior areas of the foundation are in acceptable condition.

Informational Conditions

The exterior foundation material is masonry block.

Siding Material

Functional Components and Conditions

The siding material on this house is in acceptable condition.

Informational Conditions

The siding material is machined wood shingles. These shingles are usually red cedar and can be obtained in primed or natural condition. They are usually installed over an undercourse shingle (usually white cedar). As these shingles age and dry out they will "cup" due to shrinkage. Proper painting or staining will prolong the life of this material.

Components and Conditions Needing Service

We noted chipped & peeling paint on the installed siding, scraping and re-painting required.

Masonry Wall Material

Functional Components and Conditions

The masonry walls on this house are acceptable condition

Informational Conditions

The exterior masonry walls installed on this house are brick veneer. The brick is real brick but is not a structural component of the house. There may be mortar intentionally left out at the base of the walls on vertical joints at allow moisture to escape.

Trim Components

Functional Components and Conditions

The trim components are in acceptable condition.

Informational Conditions

Wood and metal trim components installed.

Exterior Doors
Informational Conditions
Insulated steel door units installed.

Solid core wood door units installed.

Components and Conditions Needing Service
We noted a door unit (front) with cracked or broken glass panels. The rear door has a missing deadbolt. These doors will need repairs.

Storm Doors
Functional Components and Conditions
The storm doors are in acceptable condition.

Informational Conditions
Aluminum storm doors installed.

Vinyl storm doors installed.

Windows
Informational Conditions
Installed windows are double pane glass (insulated glass)

Installed windows are wood framed,vinyl clad.

Installed windows are metal (aluminum or steel). These windows conduct cold are not energy efficient. Consideration can be given to future replacement of these windows.

Windows with missing operator handles were noted. Handles must be replaced to have the windows operate properly.

Components and Conditions Needing Service
There are broken window panes in the first floor rear bedroom which should be repaired.

Window Type
Informational Conditions
Double hung style windows installed.

Casement style windows installed.

Sliding style windows installed.

Fixed pane (non opening) windows installed.

Exterior Vents
Functional Components and Conditions
Exterior vents on this house are in acceptable condition.

Exterior Plumbing and Electric

Hose Bibs

Informational Conditions

This house has standard (non freeze resistant) hose bibs .There is a series of steps used to winterize an exterior faucet (hose bib). The procedure is as follows: turn off the stop and waste valve in the basement, open and leave the exterior faucet, loosen the small round nut on the stop and waste valve until water drains out, reverse this procedure in spring.

Hose bibs not operated as they were winterized at the time of the inspection. If possible they should be operated at your final walk through to determine if repairs are needed prior to closing.

Exterior Sewer Vent Cap

Components and Conditions Needing Service

The exterior sewer vent cap is missing and should be replaced. Also the pipe itself is loose and may be separated at the sewer lateral.

Roof and Related Components

There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. Recent changes in the New York State building code prohibit installation of a third layer of roofing. The least dependable of all roofs are the flat ones, which are also called built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced or kept clean, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict is remaining life expectancy, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it.

Chimneys - There are a wide variety of chimneys, which represent an even wider variety of interrelated components

that comprise a chimney. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factor-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them is that of a generalist not a specialist, and meets industry standards. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before closing. We always recommend having all fireplace chimneys and flues professionally cleaned prior to wood burning.
Lined masonry chimneys are the considered to be dependable, because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

Composition Shingle

Method of Observation and Visibility

Informational Conditions

The shingled roof was viewed from the ground using binoculars and interior windows when possible.

Roof Type

Informational Conditions

The roof type is intersecting or cross gable. Gabled refers to the family of roofs classified by the straight slope falling from ridge to eave, creating a peak or triangle on the side or front facade. Gabled houses have rakes on the gable facades and eaves on the non-gabled facades .Cross-gabled houses have additional sections or wings crossing perpendicular to the main section, meeting in a valley, each with its own peaked or gabled facade.

General Composition Shingle Comments

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. These roofs are warranted by the manufacturer to last from twenty to thirty-five years (or longer), and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor ventilation, improper installation, manufacturers defects are common causes of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear is when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

The installed shingles are mineral coated three tab style. This is the most commonly used shingle type. Manufacturers life expectancies are typically 20 to 25 years (some are longer) but most times replacement is need prior to the end of the rated life.

Age and General Evaluation of a Single-layer Roof

Informational Conditions

The composition shingle roof appears to be newer (less than eight years). This is just an estimate and you could request installation information from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Components and Conditions Needing Service

We noted some missing and/or damaged shingles on this roof. This could be from wind, trees or other causes. The extension over the picture window on the east side of the house has not been re-roofed and these shingles are older and deteriorating. As the rest of the roof is still serviceable, some repairs are needed at this time. A roofing contractor should inspect the entire roof as he may reveal additional damage not noticeable during a home inspection.

Gutters and Drainage

Gutters and Drainage

Components and Conditions Needing Service

The roof does not have a complete system of gutters and downspouts, which are recommended to carry water away from the perimeter of the residence.

Chimney 1

Masonry Chimney Conditions

Informational Conditions

The chimney (gas appliances) appears to be the same age as the house. It projects sufficiently above the roof line to draft well, is reasonable firm, and does not show any structural abnormalities. However, this is not a guarantee of its integrity, which would require it to be video-scanned and certified by a specialist.

Weather Cap and Spark Arrestor

Components and Conditions Needing Service

The spark arrestor and weather cap on the chimney is not installed. This unit will help keep excess water and animals out of the flue along with controlling sparks (on a wood burning flue) and should be installed.

Flashings

Informational Conditions

The counter flashing between the chimney and the roof are in acceptable condition. This is judged by lack of evidence of leakage around the chimney at the time of the inspection.

Tar used to coat flashing around the chimney. This usually is indicative of layered roofing materials, re-roofing, past leakage or amateur workmanship. In any case the tar becomes a maintenance item and the chimney will need to be checked periodically and re-tarred when necessary.

Crown

Informational Conditions

The top of the chimney (crown) was not visible as the roof was not accessible. We suggest checking this component as part of routine chimney and/or roof maintenance to determine if maintenance servicing is needed.

Chimney 2

Weather Cap and Spark Arrestor

Components and Conditions Needing Service

The spark arrestor and weather cap on the chimney is not installed. This unit will help keep excess water and animals out of the flue along with controlling sparks (on a wood burning flue) and should be installed.

Flashings
Components and Conditions Needing Service
We noted loose flashing on this chimney that will require servicing.

Crown
Informational Conditions
The top of the chimney (crown) was not visible as the roof was not accessible. We suggest checking this component as part of routine chimney and/or roof maintenance.

Garage

General Garage Comments - Garage door openings are not standard and you would be well advised to measure the opening to ensure that there is sufficient clearance to accommodate your vehicle. This is especially important with trucks, vans and larger SUVs. Modern attached garages are required to have a fire separation between the garage and the habitable part of the house. Verification of fire separation materials is not part of a home inspection and no determination of proper separation is made. General comments and suggestions regarding fire separations are given in this report where applicable.

Garage Features

Garage Style
Informational Conditions
This is a two car detached garage.

Common Garage Components

Slab
Functional Components and Conditions
The garage slab (concrete) is in functional condition. Small cracks are common and result as a consequence of the curing process, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Informational Conditions
We noted a Floor drain(s) installed in the garage floor slab. The drainage capacity or discharge point is unknown and cannot be evaluated as part of a home inspection.

Garage Exterior Door
Components and Conditions Needing Service
The garage exterior door fits poorly in it's frame. The door should be serviced to seal out the weather.

Vehicle Door and Hardware
Informational Conditions
The installed garage doors are textured steel.

Components and Conditions Needing Service
A spring is missing or broken on the one garage door, which should be replaced. In addition the framing that supports the garage doors is inadequate and needs to be replaced or reinforced.

Outlets
Informational Conditions
The outlets in the garage should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Lights and Wiring
Components and Conditions Needing Service
There is an open electrical junction box in the garage that should be sealed.

Amateur workmanship noted,such as wires not installed properly or wires not properly clamped. This can increase the likelihood of need for repairs/rewiring. We suggest further evaluation and repairs by a licensed electrician as we cannot endorse amateur electrical work.

Wire connections not made in junction boxes (open splices), all connections must be within junction boxes. Corrections should be made by a licensed electrician. The exterior light wiring is laying in the ground next to the garage.

Dual-Glazed Windows
Components and Conditions Needing Service
The garage windows are missing and need to be replaced.

Detached Garage Components

Foundation and Framing
Functional Components and Conditions
The foundation and framing of the detached garage are in acceptable condition.

Siding Material
Components and Conditions Needing Service
The siding material is wood shingles machined or hand split. Some are missing and need to be replaced.

Detached Garage Roof

Garage Roof Framing and Sheathing
Informational Conditions
The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.

The roof framing consists of a conventional rafter system. This is the traditional framing method using dimensional lumber usually spaced at 16 or 24 inches. Additional bracing or strongbacks may be installed to support roof loads.

Installed rafters are nominal 2"x6"s.

The roof decking material is plywood.

Age and Evaluation of a Single-layer Roof
Informational Conditions
The composition shingle roof is in acceptable condition, but it will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

Garage Electric Sub Panel

Sub Panel Rating and Manufacturer

Informational Conditions

The 60 amp sub panel is manufactured by Cutler-Hammer.

Sub Panel Conditions

Components and Conditions Needing Service

We noted missing knockouts in the sub panel. These opening should be sealed (with knockout plugs) to prevent access to live components.

Foundation and Structural Components

Foundations are not uniform, and will meet the structural standards of the year in which they were built. In accordance with industry standards, we describe and identify the type of the foundation and look for any evidence of structural failure. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a foundation contractor or a structural engineer, but this should not deter you from seeking the opinion of any such expert. It should be noted that soil core sampling and load bearing tests are specialized geological tests beyond the scope of a home inspection. If you have questions about the soils supporting the foundation, advanced testing would need to conducted by a geotechnical testing company.. Moisture in basements is a perennial problem, involving a host of interrelated factors, that can be unpredictable, intermittent, or constant. When moisture intrusion or dampness is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. When basements are finished humidity levels must be lowered to reduce the likely hood of mold growth. Cracks in basement walls are generally not structural concerns, but caused by anticipated differential settling of the foundation. If the basement is to be finished we suggest having any cracks professionally repaired. In unfinished basements we suggest monitoring cracks and having them repaired if leakage develops. Leaks that are not active at the time of the inspection can start to leak at any time for many reasons. Long term observation is required to establish patterns of leakage.

Basement

Foundation Style

Informational Conditions

This house has a basement and a crawlspace.

Stair Components

Functional Components and Conditions

The stairway is in acceptable condition

Foundation Visibility

Informational Conditions

Foundation fully visible.

Foundation Material and Conditions

Functional Components and Conditions

The foundation is in acceptable condition.

Informational Conditions

The foundation material used in this house is masonry block. Slight stair step cracks may be found in the foundation, these are usually differential settling cracks posing no structural concerns .Water infiltration is almost always present but the potential amount is generally unknown.

Crawlspace Components
Informational Conditions
Visual access of the crawlspace only. We were unable to enter the crawlspace and our evaluation of the components noted is partial. We are unable to see all areas and some potential problems could have been missed.

The crawlspace flacks a floor. A vapor barrier has been installed on the soil to control humidity levels in the crawlspace. Excessive humidity can lead to wood decay and mold or mildew growth.

Components and Conditions Needing Service
The insulation in the crawlspace is improperly installed. The vapor barrier should face the habitable or finished part of the house.

There is evidence of mold or mildew in the crawlspace which should be evaluated and treated by the appropriate specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and pose a health risk

Moisture or Dampness
Components and Conditions Needing Service
There is direct evidence of moisture intrusion, which is common in block walls and difficult to eliminate. It appears to be normal seepage along the base of the wall in a few locations.

Basement Floor
Informational Conditions
The floor in the basement is concrete and has no significant defects.

Interior Drainage
Informational Conditions
We did not locate a floor drain during this inspection. While it is possible one may exist under stored objects, we are did not locate at this time. Some basements did not have floor drains installed, but future need for such a system cannot be ruled out. As the drain was not found, if one exists, we are unable to evaluate this component.

Floor Assembly
Functional Components and Conditions
The floor assembly is in acceptable condition.

Informational Conditions
The main beam is supported by metal columns (stanchions). These posts are generally installed prior to pouring the basement floor.

The main beam (girder) is wood timber. These timbers are various sizes and have wide ranging structural characteristics. If floor sag and "bounce" is noted further evaluation by a structural engineer is advised.

The floor joists are nominal 2x8s.

The subfloor is tongue and groove boards.

Basement Insulation and Caulking
Informational Conditions
Rim joist (space between the floor joists over the foundation) areas insulated. Usually six inches of fiberglass (R-19) is installed with the vapor barrier facing the interior of the basement.

Basement Windows
Informational Conditions
The installed basement windows are older style wood framed. Wood framed windows with single pane glass are not very energy efficient, and offer minimal security. The best solution is replacement of the existing windows with glass block windows. They are good insulators, very secure, and with vents installed still provide adequate airflow for the basement.

Outlets
Informational Conditions
The outlets in the basement that were able to be tested are functional. Ground fault protected outlets are mandated in certain basement locations by modern building codes. While you are not obligated to change the existing outlets you may wish to do so as ground fault protection provides increased electrically safety.

Lights
Functional Components and Conditions
The lights in the basement are functional.

Plumbing Systems

Plumbing systems have common components but they are not uniform. In addition to fixtures, these components typically consist of gas pipes, potable water pipes, shut-off valves that we do not test, pressure regulators, pressure relief valves, water-heating devices, waste pipes and vents. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually restrict the volume of water. A water softener will remove most of these minerals, but not once they have become bonded within the pipes, for which there is no remedy other than a copper re-pipe. Leaks will occur in any system, and particularly in one with older galvanized pipes. Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cast iron, copper, galvanized, and modern plastic ones referred to as PVC. Typically, the condition of these pipes is directly related to their age. PVC pipes, for instance, are virtually impervious to deterioration. However, inasmuch as many drain pipes are concealed, we can only infer their condition by observing the draw at sinks and drains. There are a wide variety of residential gas fired, oil fired, and electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many of them eventually leak. So it is always wise to have them installed over a drain pan, and preferably with a discharge pipe to the exterior if installed over habitable space.

We attempt to evaluate drain lines by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems and proceed accordingly to protect your interests.

Gas plumbing - You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a rgas useage history from the utility, so that you can establish a norm and thereby be alerted to any potential leak.

Water Supply Plumbing

Water Source

Informational Conditions

This house is supplied water by a municipal water system.

Main Water Supply Plumbing

Functional Components and Conditions

The water supply plumbing is in acceptable condition.

Informational Conditions

The main water supply pipe is flexible copper.

Water Meter and Main Shut Off

Functional Components and Conditions

The main water shut-off valve and meter are located on the front wall of the basement.

Informational Conditions

This house has a remote exterior water meter reader. Water meter can be read without gaining access to the interior of the house.

Copper Water Pipes

Functional Components and Conditions

The water lines are copper tubing in acceptable condition. Copper tubing is generally considered the best material for water lines.

Hot Water Tanks

Age Capacity and Location

Hot water is provided by a gas fired 3 year old, 40 gallon gas water heater that is located in the basement.

Drain Waste and Vent Plumbing

Sewage Disposal

Informational Conditions

This house is connected to a municipal (public) sewer system.

Drain Pipes Waste Pipes and Vent Pipes

Functional Components and Conditions

Based on the industry recommended water test, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe would confirm its actual condition.

Informational Conditions

This house has plastic (PVC) drain plumbing components.

Drain Cleanout Access

Informational Conditions

Drain clean out installed where the main soil pipe exits the house.

Gas Plumbing

Gas Service and Main Location

The gas main shut off and meter are located on an exterior wall of the residence. The shut off valve may require a wrench to turn off the gas and we suggest having one handy for that purpose.

Gas Plumbing

Informational Conditions

Gas lines are rigid metal pipe (iron or steel). The usual material for this plumbing is black iron pipe.

Flexible copper or aluminum gas lines installed in this house (near the furnace). Some gas companies allow them to be used if previously installed. We do not endorse these materials as they are susceptible to damage and subsequent gas leakage and suggest replacement with acceptable rigid piping.

Electrical System

There are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Also, we are not specialists and, in compliance with industry standards, we only test a representative number of switches and outlets, and do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we may make should be completed well before the closing, because a specialist could reveal additional deficiencies or recommend further upgrades. Incoming voltage to the house is 110/220 unless otherwise noted in the report. Common safety standards require that an electrical panel should be readily accessible, and have a minimum of thirty-six inches of clear space in front of it for service. Also, it should have a main disconnect, and each circuit within the panel should be clearly labeled. It should be noted that some electric codes and utility company regulations may require replacement of outdated split bus or split disconnect panels if any electric updating or repairs are done. Older panels lacking any type of disconnect device should be replaced.

Electric Sub-panels are commonly located inside residences, but not always. However, they are required to be unobstructed and easily accessible, and their circuits should be clearly labeled.

Service Panel and Components

Service Connection

Informational Conditions

The utility company’s overhead conductor lines are too low, and create a safety-hazard. They are typically required to be a minimum of twelve-feet above the ground (over the driveway), and should be evaluated by an electrician.

Service Entrance Cable

Informational Conditions

The service entrance cable is plastic sheathed with aluminum conductors

Electric Meter

Informational Conditions

The electric meter is located on the exterior of the house.

Panel Rating Location and Manufacturer

Informational Conditions

The residence is served by a 100 amp panel manufactured by Cutler-Hammer, located in the basement.

Main Electrical Disconnect
Informational Conditions
This style service panel (split bus) lacks a single main circuit breaker and requires multiple circuit breakers to be shut off individually to de-energize the system. These panels are outdated and replacement may be mandated if electric repairs or updates are performed on the electric system in this house.

Service Panel and Conditions
Components and Conditions Needing Service
We noted wires installed in the panel without cable clamps being used. This is indicative of amateur wiring. As we cannot endorse amateur wiring in the service panel we recommend further evaluation and repairs (if needed) by a licensed electrician.

Circuit Breakers and Panel Wiring
Components and Conditions Needing Service
Multiple wires connected to single breaker. This practice (double tapping) may be contrary to the manufacturer's installation instructions and then is considered improper wiring. This panel should be serviced by a professional electrician.

Grounding
Informational Conditions
The main electrical panel is grounded to the water plumbing. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

Components and Conditions Needing Service
The main electrical panel-ground to a water pipe, on which the jumper across the meter is detached and should be reattached by an electrician.

Branch Wiring
Informational Conditions
The electric system uses non-metallic (romex) wiring

Components and Conditions Needing Service
Amateur workmanship noted, wires not installed through floor joists, not properly clamped, this can increase the likelihood of need for future repairs/rewiring. We suggest further evaluation by a professional electrician.

Uncovered junction boxes noted, all covers must be secured in place to isolate live electric components.

Wire connections not made in junction boxes (open splices), all connections must be within junction boxes. Corrections should be made by a licensed electrician.

Non-metallic cable not installed through joists. This is amateur wiring technique. Amateur wiring may not be safe in all locations and should be evaluated and corrected if necessary by a professional electrician.

Sub Panels

Sub Panel Rating and Manufacturer
Informational Conditions
The 60 amp sub panel is manufactured by Cutler-Hammer

Sub Panel Conditions
Informational Conditions
The electrical sub panel has no visible deficiencies.

Heating and Air Conditioning

There are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution. However, these and every other fuel burning device that in not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or dismantle any portion of a system, and we do not evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before closing, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat and AC System 1

Split-System Age and Location
Central heat and air-conditioning are provided by a split-system, consisting of a 18 year-old furnace (BTU capacity 125,000) located in the basement manufactured by Whirlpool and an evaporator coil that is located in the furnace plenum, however the exterior compressor unit has been removed.

Forced Air Unit
Informational Conditions
This is a standard efficiency furnace

Components and Conditions Needing Service
The forced-air furnace needs to be serviced for the following reasons: It is not cycling properly as the burner only operated for a short time then shuts down (short cycling).

Thermostat
Functional Components and Conditions
The heating system thermostat(s) is functional.

Informational Conditions
Mechanical thermostat installed.

Gas Valve and Connections
Informational Conditions
The gas valve and connectors for the furnace are in acceptable condition.

Ignition System
Informational Conditions
This system uses a pilotless (intermittent) ignition. These system either light the burners directly or light a pilot light that will in turn light the burners.

Burner Assembly
Informational Conditions
This furnace has conventional burners. The burners extend under the heat exchanger and are subject to rust and scale accumulation. Routine service should include thorough cleaning of the burner tubes to insure proper combustion.

Components and Conditions Needing Service
Rust particulates are accumulating below the burners in the combustion chamber of the heating system. They are typically caused by condensation, but should be removed before they accumulate further.

Venting
Functional Components and Conditions
The heating system venting is in acceptable condition and appears to function as intended.

Informational Conditions
The heating system vent pipe is metal.

Safety Disconnect
Functional Components and Conditions
The safety disconnect switch on the front panel of the heating system is functional.

Blower Motor and Compartment
Components and Conditions Needing Service
The blower fan is dirty, which is indicative of poor maintenance, and should be serviced.

Return Air Compartment
Informational Conditions
The return-air compartment is dirty and poor maintenance has contaminated the system, as is apparent from the blanket of dirt on the circulating fan. The return-air compartment and the blower fan should be cleaned, then the filter be changed every month or as often as every two or three months.

Filter
Informational Conditions
Mesh disposable filter installed. This filters are the least expensive but allow large dust particles to pass through the media. There are electrostatic permanent and disposable filters available that will perform much better to trap dust and some allergens. They are more expensive but may help provide better air quality in the house.

Components and Conditions Needing Service
The filter is dirty, and should be cleaned or changed at least every two or three months for reasons of health and efficiency.

Ducts
Informational Conditions
The sheet metal ducts are in acceptable condition.

Registers
Informational Conditions
The registers are in acceptable condition.

Evaporator Coil
Informational Conditions
The evaporator coil is installed in the furnace plenum but the air conditioning system was not operated as part of the system is missing.

Condensate Discharge Pipe
Informational Conditions
The condensate pipe is plumbed to a hole in the floor slab.

Attic, Roof Framing, Insulation, Ventilation

In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, or is otherwise restricted by ducts, or in which the insulation obscures the joists and makes mobility hazardous, in which case we will inspect the attic as well as would be possible from the access. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, or similar components. Some insulation companies may refuse to add or install insulation in the attic if knob-and-tube style wiring is present.

Attic Components and Roof Framing

Access
Informational Conditions
Part of the attic is finished and we are unable to evaluate structural and roofing components in these areas.

Roof Framing and Sheathing
Functional Components and Conditions
The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.

Informational Conditions
The roof framing consists of a conventional rafter system. This is the traditional framing method using dimensional lumber usually spaced at 16 or 24 inches. Additional bracing or strongbacks may be installed to support roof loads.

Installed rafters are nominal 2"x6"s

The roof decking material is tongue and groove boards. These boards are most often pine and are 3/4 of an inch thick.

Ventilation
Informational Conditions
Ventilation marginal due to insulation blocking the soffits. Baffles need to be installed to keep insulation from blocking soffit vents and restricting proper airflow. These baffles are constructed of Styrofoam and provide an air channel through the insulation.

Ridge vents installed.

Electrical
Informational Conditions
The electrical components that are visible within the attic appear to be in acceptable condition.

Chimney or Flue
Informational Conditions
The section of the masonry chimney in the attic is in acceptable condition.

Combination of Batt and Blown-In Insulation
Functional Components and Conditions
The attic is insulated with a combination of blown-in and batt material, approximately 6 inches in depth..

Kitchen and Appliances

In accordance with industry standards, our inspection of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and will often reappear if they are not correctly repaired. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of this service. There are also lesser contaminants, such as musty odors, which are typically caused by moisture penetrating slabs that are concealed by carpets and padding, or those caused by household pets and, inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises. Kitchens - We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by ungrounded conduits or extension cords.

Kitchen Components

Floor
Informational Conditions
The floor in the kitchen is vinyl and has no significant defects.

Walls and Ceiling
Informational Conditions
The walls and ceiling in the kitchen are acceptable.

The walls and ceiling in the kitchen are gypsum (drywall) or plaster.

Typical settling cracks or nail pops in the drywall or plaster noted. These conditions are caused by normal settling, drying of the material, or normal stress on the framing. Repairs can be made before repainting these areas, but some additional cracking may occur.

Cabinets
Functional Components and Conditions
The kitchen cabinets are functional, and do not have any significant damage.

Informational Conditions
The kitchen cabinets are wood or wood products.

Counter Top
Functional Components and Conditions
The kitchen counter top is functional.

Informational Conditions
The countertop material is plastic laminate.

The kitchen counter top has typical cosmetic damage, which would not necessarily need to be serviced.

Sink and Plumbing
Functional Components and Conditions
The kitchen sink, faucet, drain plumbing, and shut off valves are all functional.

Informational Conditions
The kitchen sink material is stainless steel

Lights and Fixtures
Functional Components and Conditions
The lights and fixtures in the kitchen are functional.

Dishwasher
Functional Components and Conditions
The dishwasher is presumed to be functional as it is brand new and has never been used and some packing material remains inside.

Garbage Disposal
Components and Conditions Needing Service
The garbage disposal is frozen, and probably from inactivity. However, it is not uncommon for them to continue freeze up, in which case they must be replaced.

Exhaust Fan or Downdraft
Components and Conditions Needing Service
The kitchen exhaust fan starts very slowly indicating age and may need to be repaired or replaced.

Interior Rooms

Please be aware that we do not evaluate window treatments, and that we may not comment on cosmetic deficiencies, such as that on ceilings, walls, and floors, or on the cracks that are commonly found around windows and doors.

Interior Rooms

Doors

Informational Conditions

The doors in the interior rooms are in acceptable condition.

Hollow core and solid core wood doors installed.

Floor

Informational Conditions

Flooring in the interior rooms is carpet and has no significant defects.

Flooring in the interior rooms is hardwood and has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling in the interior rooms are in acceptable condition.

The walls and ceiling in the interior rooms are gypsum (drywall) or plaster.

Typical settling cracks or nail pops in the drywall or plaster noted. These conditions are caused by normal settling, drying of the material, or normal stress on the framing. Repairs can be made before repainting these areas, but some additional cracking may occur.

Ceiling material in the interior rooms is a wood based product (fiberboard). This material is usually glued to furring strips installed on the ceiling. It can come in a variety of sizes and styles most older ceilings are 12"x12" tiles. Most of these tiles can be painted if desired.

Wall material is tongue and groove wood. This wood is usually knotty pine but can be cedar or hardwood. Most of this material is 3/4" thick, but some thinner wood products are used and must be installed on a backer material for support.

Lights and Fixtures

Functional Components and Conditions

The lights and fixtures in the interior rooms are functional.

Outlets

Functional Components and Conditions

The outlets in the interior rooms that were tested are functional.

Components and Conditions Needing Service

We noted missing outlet covers. For safety all outlets should have covers installed to restrict access to live electric components.

Bedrooms

Doors

Informational Conditions

Hollow core wood doors installed.

Solid core wood doors installed.

Floor

Informational Conditions

The bedroom floors are carpeted and have no significant defects.

Walls & Ceiling
Informational Conditions
The walls and ceilings in the bedrooms are in acceptable condition.

The walls and ceilings in the bedrooms are gypsum (drywall) or plaster.

Typical settling cracks or nail pops in the drywall or plaster noted. These conditions are caused by normal settling, drying of the material, or normal stress on the framing. Repairs can be made before repainting these areas, but some additional cracking may occur.

Closets
Functional Components and Conditions
The bedroom closets and all components are functional.

Informational Conditions
Hollow core wood closet doors installed.

Lights and Fixtures
Functional Components and Conditions
The lights in the bedrooms are functional.

Informational Conditions
There is a missing fan or ceiling light in the master bedroom that should be replaced.

Outlets
Functional Components and Conditions
The bedroom outlets that were able to be tested are functional.

Stairways

Treads & Risers
Informational Conditions
The treads and risers are in acceptable condition.

Stair Rails
Components and Conditions Needing Service
There is no handrail on part of the stairs, which is an essential safety feature that should be added..

Bathrooms

Please be aware that we do not comment on cosmetic deficiencies, and that our service does not include an evaluation of window treatments, steam showers and saunas, nor do we leak-test shower pans, which could cause water damage if defective.
If a whirlpool tub or spa is installed our inspection procedure is as follows:
1. Observe the operation condition of the unit
2. Verify the presence and operation of ground fault circuit interrupter (GFCI).
3. Observe under the tub for evidence of leaks if the area is accessible.
4. Inspect the movement of the discharge ports and the operation of air intake valves.
5. Verify that there are no non GFCI protected electrical devices within 5' of the tub.
6. Any cosmetic damage above and beyond normal wear and tear

Second Floor

Size and Location
Full bathroom located on the second floor.

Doors
Functional Components and Conditions
The bathroom door is functional.

Informational Conditions
Hollow core wood doors installed.

Floor
Informational Conditions
The bathroom floor is ceramic tiled and has no significant defects.

Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.

The bathroom walls and ceiling are gypsum (drywall) or plaster.

Vanity and Cabinets
Functional Components and Conditions
The bathroom cabinets are functional.

Sink Countertop
Functional Components and Conditions
The bathroom sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
The bathroom sink and its components are functional.

Toilet
Functional Components and Conditions
The toilet is functional.

Stall-Shower Surround or Enclosure
Functional Components and Conditions
The stall shower is in functional condition.

Informational Conditions
The stall shower material is ceramic tile.

Shower and Tub Plumbing
Functional Components and Conditions
The control valves, the drain, and the showerhead are all functional.

Lights
Functional Components and Conditions
The bathroom lights are functional.

Outlets
Informational Conditions
The bathroom outlets should be upgraded to have ground-fault protection.

Full Bathroom

Size and Location
Full bathroom located on the first floor.

Doors
Functional Components and Conditions
The bathroom door is functional.

Informational Conditions
Solid core wood doors installed.

Floor
Informational Conditions
The bathroom floor is ceramic tiled and has no significant defects.

Walls & Ceiling
Informational Conditions
The walls and ceiling are in acceptable condition.

The bathroom walls and ceiling are gypsum (drywall) or plaster.

Vanity and Cabinets
Functional Components and Conditions
The bathroom cabinets are functional.

Sink Countertop
Informational Conditions
The bathroom sink countertop has typical cosmetic damage (llose laminate on the backsplash).

Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
The bathroom sink and its components are functional.

Toilet
Functional Components and Conditions
The toilet is functional.

Tub-Shower Surround or Enclosure
Functional Components and Conditions
The tub/shower surround is functional.

Informational Conditions
The tub shower surround enclosure material is ceramic tile.

Bathtub
Functional Components and Conditions
The bathtub and the tub plumbing components are functional.

Informational Conditions
The bathtub is porcelain coated metal.

Shower and Tub Plumbing
Functional Components and Conditions
The control valves, the drain, and the showerhead are all functional.

Lights
Functional Components and Conditions
The bathroom lights are functional.

Outlets
Functional Components and Conditions
The bathroom outlets are functional and include ground-fault protection.

Exhaust Fan
Functional Components and Conditions
The bathroom exhaust fan is functional.

Additional Services and Miscellaneous Items

Our inspection of the interior common space is the same as that of the living space, the extent of which has already been described, and includes the visibly accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not comment on cosmetic deficiencies, or the normal wear and tear that is associated with usage and the passage of time.

Smoke and CO Detectors

Battery Operated Smoke Detectors
Informational Conditions
We do not evaluate battery operated smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdictions, and should be installed or certified as being compliant before the closing. Some detectors may be tested if accessible but not all detectors may be tested and we do not imply they will be functional after closing. We suggest testing all detectors after closing and periodically afterward according to manufacturers specifications.

Components and Conditions Needing Service
No smoke detectors installed in this house and New York State law mandates one in each dwelling unit.. We suggest installing detectors in number and location that meets safety requirements as specified by the manufacturer. Batteries must be changed twice a year and detectors tested monthly.

Carbon Monoxide Detectors
Components and Conditions Needing Service
Carbon monoxide detectors required in all homes (one and two family) and townhouses and condominiums offered for sale. This law took effect 3/06/2003. The law mandates installation of at least one carbon monoxide detector (hard wired, battery operated, or plug in style (110-volt AC) to be installed and functional in the vicinity of the bedroom on the lowest level in the house. At this time a detector was not installed and according to the new law must be installed and operational at your final walkthrough. The CO detector should be located adjacent to the bedroom at the lowest level of

the house.

Radon Monitoring

Radon Monitoring Information

Informational Conditions

Radon monitoring in progress at this time. Your report will be updated and sent out when results are received. Please keep in mind the test period must be at least 48 hours.

Laundry

In accordance with industry standards, we did not test the washer, the dryer, the water connectors, or the drain line. However, you should be aware that many modern washing machines discharge a greater volume of water than some older drain lines can handle (when not discharging into a laundry tub), and that water may back up and overflow.

Laundry Location and Components

Laundry Room Location

The laundry is located in the basement.

Laundry Tub

Functional Components and Conditions

The laundry tub, the faucet, and the trap and drain are functional and do not need service at this time

Informational Conditions

The laundry tub material is plastic.

Valves and Connectors

Functional Components and Conditions

The valves and connectors for the laundry are functional. However, because they are not in daily use they typically can become stiff or frozen and should be operated occasionally.

Gas Dryer Connections

Informational Conditions

The dryer gas line is in use and a shut off valve is installed.

Dryer Vent

Informational Conditions

The dryer vent is a flexible foil type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and can pose a fire hazard and you may wish to consider replacing it. Dryer vents require periodic service. The dryer lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.

Laundry Electric

Functional Components and Conditions

The outlets in the laundry area that were tested are functional.

Fireplace(s)

Our service includes a general visual inspection of the installed masonry or prefabricated fireplace. We are unable to determine how well the fireplace draws smoke or if the installation is compliance with present code requirements. We are also unable to inspect the entire flue as specialized equipment (such as video scanning devices) would be needed. At no time do we start a fire in the fireplace or recommend the owners do so. We do evaluate wood stove inserts or freestanding stoves or fireplaces (including pellet or alternative fuel devices). Each style of these stoves has it's own installation requirements and each locality may have additional code requirements that are more restrictive or otherwise modify the manufacturers installation recommendations. You may also wish to ask the owners if they have installation paperwork, any permits issued, and applicable warrantees and operation instruction.

Fireplace 1

Fireplace Location

This fireplace is located in the living room.

Masonry Fireplace

Informational Conditions

Masonry fireplace installed. These fireplaces are constructed of regular bricks and usually a firebrick lining in the firebox. Over the years these fireplaces have been built with different techniques and built to changing code requirements. Our service provides a visual inspection of the accessible components of the fireplace but is not intended to evaluate the fireplace for building code compliance.

Damper

Components and Conditions Needing Service

The flue damper for this fireplace has been removed or is missing. A flue damper should be installed to prevent interior air from being pulled out the chimney. A replacement damper in the firebox or a chimney mounted exterior flue damper should be installed.

Ashdrop

Informational Conditions

This fireplace is equipped with an ashdrop in the bottom of the firebox. This consists of a door to allow ashes to be dropped into a clean out area in the basement or at the base of the chimney.

Glass Doors and Screens

Functional Components and Conditions

The fireplace glass doors and screens are functional.

Exterior Combustion Air

Informational Conditions

This masonry fireplace uses exterior combustion air. The air is drawn through vents in the back of the fireplace (exterior of the chimney) and ducted into the firebox. Most units have a metal louver near the front of the firebox to allow airflow into the fireplace.

REPORT CONCLUSION

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

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 and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs can leak, drain lines can become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

AFFILIATIONS AND CERTIFICATIONS

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Paul J. Nagalski
President, Accurate Home Inspections / AccuSpect

NAHI Certified Home Inspector # 95008

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