

## Client

**B\*\*\*\*s \*\*\*\*ig**  
**5\*\*4 H\*\*\*\*\* St**  
**L\*\*\* \*\*\*\*\*R, NY 12\*\*\***  
**HIN™: 12\*\*\*8986**  
**Email: [dr\\*\\*\\*\\*@gmail.com](mailto:dr****@gmail.com)**  
**Inspection Date: 08-04-2020**

## Inspector

**Snyder Home Buyers Inspection Service**  
**Bill Snyder**  
**9 Belvedere Place**  
**Clifton Park, NY 12065**  
**Phone: 5185880784**  
**E-Mail: [bill@snyderhomebuyers.com](mailto:bill@snyderhomebuyers.com)**



Thank you for choosing Snyder Home Buyers Inspection Service NYS LICENSE# 16000101845. This report is designed to be as thorough as possible, but also clear and concise. This home inspection is a **VISUAL, NON-INTRUSIVE** inspection that is in accordance with the current Standards of Practice of the New York State Standards of Practices posted at [https://www.dos.ny.gov/licensing/homeinspect/hinspect\\_ethics.html](https://www.dos.ny.gov/licensing/homeinspect/hinspect_ethics.html) If you have any questions please call us at (518) 588-0784

## Table of Contents

**General Information**  
**Roof & Ventilation**  
**Attic**  
**Exterior Walls**  
**Exterior Grounds**

**Detached Garage**  
**Master Bathroom**  
**Master Bathroom 2**  
**Master Bathroom 3**  
**Half Bathroom**

**Kitchen**  
**Laundry**  
**General Interior**  
**Fireplace**  
**Heating System**

**Safety Concerns**

**Domestic Water Heater**  
**Plumbing System**  
**Electrical System**  
**Basement**  
**Wood Destroying Insects**

## Report Summary

### Attic



09/01/2020

\$1500 REPAIR OR MORE: Mold noted in attic. Recommend contacting a New York State licensed mold assessor to have assessment performed for remediation.



09/01/2020 \$1500 REPAIR OR MORE: Fire damage in attic leaving structure integrity to be questioned after rebuild. Recommend qualified contractor repair as necessary.

## Laundry



08/30/2020 Washer electrical outlet not GFCI. GFCI is necessary in wet locations such as laundry, bathroom, basement and garage. Recommend qualified contractor repair as necessary.



08/30/2020 The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. As well as increasing moisture levels in the garage from the exhaust air. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct.

## Roof & Ventilation



08/31/2020 Vent pipe too low on roof. Snow can accumulate and clog vent pipe causing gas to back up into plumbing system. Recommend qualified contractor repair as necessary.

## Exterior Walls



09/01/2020 Service wires from pole are threatened by tree overhang and should have Electric Company inspect and provide remedy. Also service cable is being strained and needs to be reattached after tree is trimmed back.

## Exterior Grounds



09/01/2020 End board of deck is rotted and broken. This is a safety hazard when stepping on and off of deck. Recommend qualified contractor fix and repair as necessary.

## Exterior Walls



09/01/2020 When tested Ground Fault Circuit Interrupter (GFCI) outlet not "tripping" off with hand held tester. This is a safety issue. Recommend qualified contractor repair as necessary.

## Exterior Grounds



09/01/2020 Deck not properly attached at the joist to beam connection. This is a safety hazard if load is too great. Recommend qualified contractor repair as necessary.



09/01/2020 Deck not properly attached at the post to beam connection. This is a safety hazard if load is too great. Recommend qualified contractor repair as necessary.



09/01/2020 Deck is attached to the house with nails in the ledger board. The use of lag bolts is preferred. Recommend a qualified contractor repair as necessary.

### Detached Garage



09/01/2020 Garage door support brackets are too weakly attached to the ceiling. Support brackets hold door rails and allow for door to move easily into open and close positions. Recommend qualified contractor repair as necessary.



09/01/2020 Electrical junction box covers missing and live wires exposed in numerous places. Covers keep live wires and connections from being shorted or being touched by accident which could lead to shock or fire. Recommend qualified contractor repair as necessary.

### Fireplace



09/01/2020 Fireplace hearth is less than 18" deep. This is a fire hazard. Recommend installing a hearth pad or extending hearth to at least 18" deep.

### Basement



09/01/2020 Sump opening not covered allowing for a trip hazard for all and a drowning hazard for small children. Recommend proper covering and blocking access from children.



09/01/2020 Outlet cover missing. Cover keep live wires and connections from being shorted or being touched by accident which could lead to shock or fire. Recommend qualified contractor repair as necessary.

### Electrical System



09/01/2020 Rust noted in electric service panel. Water may have leaked or be leaking causing rust and is a safety hazard due to shock and fire possibility. Recommend a licensed electrician repair as necessary.

### Basement



09/01/2020 No handrail noted on basement steps. This is a safety hazard and may lead to serious injury. Recommend repair by a qualified contractor.

### Roof & Ventilation



08/30/2020 Chimney flashing deteriorating. Flashing is very important to stopping moisture penetration which leads to wood rot and insect infestation. Recommend qualified contractor repair as necessary.



08/30/2020 Chimney brick needs re-pointing. Mortar is deteriorated and this will allow for water penetration damage and reduce integrity of the chimney. Recommend qualified contractor repair as necessary.



08/30/2020 Gutters had extensions, but they were not long enough to get water away from the foundation. Recommend qualified contractor repair as necessary.

### Exterior Grounds



08/30/2020 Back patio paving stones are uneven and slopes toward house. This can cause water to accumulate at foundation and cause damage. Recommend a qualified contractor repair as necessary.



08/30/2020 Posts show high reading with moisture meter at bottom and in contact with deck. Recommend qualified contractor repair as necessary.

### Master Bathroom 2



08/30/2020 Toilet appears to be loose. This may be from a loose anchor bolt or damage to sub floor from a leak. Recommend a qualified contractor repair as necessary.

### Roof & Ventilation



08/31/2020 Chimney crown is cracked. This allows water to infiltrate the brick and mortar, causing further damage to chimney. Recommend qualified contractor to fix and repair as necessary.



08/31/2020 Nails not sealed with roofing cement. Nails penetrating roofing materials can cause leaks and will allow water to damage wood in attic and sheathing. Nails that are exposed need to be sealed with cement. Recommend qualified contractor repair as necessary.



08/31/2020 Flat roof covering not installed properly and will fail causing water damage to wood. Recommend qualified contractor repair as necessary.



08/31/2020 Gutter too close/low to roof and roof pitch too great allowing water to flow over gutter and onto ground. This is causing the siding at the bottom of the wall to get wet and rot. Recommend qualified contractor repair as necessary.

### Attic



09/01/2020 Active leak noted coming from roof decking. This leak will cause damage to insulation and also be a possible source for mold growth. Recommend qualified contractor repair as necessary.



09/01/2020 Exhaust fan terminates in attic. Recommend installing a duct with minimum R8 insulation and vent cap on roof. Recommend qualified contractor repair as necessary.

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### Roof & Ventilation



09/01/2020 Moss noted on asphalt shingles. This can lead to deterioration of roof decking due to water being leached under the shingles by the moss. Recommend a qualified contractor repair as necessary.

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### Exterior Walls



09/01/2020 Soil is in contact with or less than 6" from siding and/or trim. Recommend grading soil so there's at least 6" of space between the siding and trim and the soil below.



09/01/2020 Wood trim shows signs of deterioration and rot at many places on the siding and posts. Moisture meter shows high levels of water and rotting wood under the paint. Recommend qualified contractor repair as necessary.

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### Exterior Grounds



09/01/2020 Deck in contact with soil/pavers. Wood being in contact with soil will absorb the moisture and rot over time. Some deterioration is evident. Recommend qualified contractor repair as necessary.



09/01/2020 Perimeter grading slopes towards building. This can cause deterioration to foundation. Recommend qualified contractor to fix and repair as necessary.



09/01/2020 Noted cracks/hole in foundation. This can allow water infiltration which will lead to further damage. Recommend qualified contractor to fix and repair as necessary.

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### Roof & Ventilation



09/01/2020 Trees are overhanging roof and are within 10 feet of roof vertically. Tree debris will hold water on shingles allow it to seep under over time and damage the wood sheathing. Recommend qualified contractor repair as necessary.

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### Detached Garage



09/01/2020 Fire damage in attic leaving structure integrity to be questioned. Recommend qualified contractor repair as necessary.



09/01/2020 Garage siding/trim water damage and rotting due to being in contact with soil. Recommend installing gutter and repairing any rotten areas of structure. Foundation must be kept dry.



09/01/2020 Trees are overhanging roof and are within 10 feet of roof vertically. Recommend pruning trees so they're at least 10 feet above roof, or don't overhang the roof

### Master Bathroom 3



09/01/2020 Moisture meter has detected water penetration in framing behind the tile that will damage wood. Recommend qualified contractor repair as necessary.



09/01/2020 Moisture meter has detected water penetration in framing and sub flooring around the base of the toilets that will damage wood. Recommend qualified contractor repair as necessary.

### Fireplace



09/01/2020 Recommend a level 2 inspection performed by a qualified chimney sweep. This inspection will determine the condition of the flue liner.

### General Interior



09/01/2020 Windows have gaps on the sides of the frames and can be pushed out as a result of the frame not being shimmed properly. Recommend qualified contractor repair as necessary.

### Domestic Water Heater



09/01/2020 Rusting connections to the tank on top. Hot water heaters are under pressure and rust is a weakening of the tank's ability to contain the pressure. Recommend qualified contractor repair as necessary.

### Plumbing System



09/01/2020 One or more active leaks were found in supply pipes or fittings. Recommend qualified contractor repair as necessary.



09/01/2020 Some of the heating radiator pipes in the plumbing was galvanized. These are older and will plug up due to interior corrosion. At this time they are functioning as designed.



09/01/2020 Some of the waste pipes in the plumbing was cast iron and rusting. These are older and will plug up due to interior corrosion and leak. Recommend qualified contractor repair as necessary.

## Basement



09/01/2020 Signs of moisture on basement walls. Recommend gutters be installed/upgraded on house and grade/drainage be improved to keep water away from foundation. Contact a qualified contractor to determine proper method of sealing the basement from further deterioration.



09/01/2020 Basement support posts are not properly installed into basement floor. There are no footers to support the posts and the posts are temporary. The floor will crack and posts will sink without footers. Recommend qualified contractor repair as necessary.



09/01/2020 Sump pump (old section) not working day of inspection. Recommend qualified contractor repair as necessary.



09/01/2020 Foundation wall has access holes/notches cut to allow for routing of pipes. Any holes/notches cut into wall will compromise the integrity of wall. Recommend qualified contractor repair as necessary.



09/01/2020 Basement has visible cracks of foundation block/stone/brick due to what might be hydro-static pressure from negative slope of grade. Recommend a qualified contractor be contacted to evaluate foundation wall.

## Wood Destroying Insects



09/01/2020 Wood damage noted. Recommend qualified exterminator evaluate for active or future infestation. Recommend qualified contractor evaluate and repair damage noted.

## Roof & Ventilation



09/01/2020 Rotting wood on fascia boards due to gutter system that was integrated into roof that allowed water to infiltrate under shingle. Recommend qualified contractor repair as necessary.



09/01/2020 Transition from siding to shingles not finished properly when installation occurred leaving a gap/hole. This can cause water infiltration and damage/mold to attic and interior. Recommend qualified contractor repair as necessary.

## Plumbing System



09/01/2020 One or more active leaks were found in drain and/or waste pipes or fittings. A qualified plumber should evaluate and repair as necessary.

## Half Bathroom



09/01/2020 Toilet appears to be loose and leak into basement plumbing. This may be from a loose anchor bolt or damage to sub floor from a leak. Recommend a qualified contractor repair as necessary.

## Full Report

### General Information

**Neighborhood:** Quiet residential  
**Inspector:** Bill Snyder  
**NYS License Number:** 16000101845  
**Start Time:** 10:00 AM  
**End Time:** 12:00 PM  
**Present at Inspection:** Realtor  
**Present at Inspection:** Buyer  
**House is::** Occupied

**Age of House:** 130 Years Old  
**Type of House:** 1 Family House  
**Weather Condition:** Clear  
**Temperature:** Cool  
**Ground Condition:** Dry  
**Foundation:** Basement  
**House Number:** Smaller than 5 inches



08/30/2020 Numerous wall, floor and other surfaces were obscured by furniture and/or stored items, preventing a full evaluation of some areas.



08/30/2020 This is NOT a code compliant inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.

[Back to Top](#)

### Roof & Ventilation

**Roof Inspection Method:** Traversed  
**Roof Type:** Cross Gable  
**Roof Covering:** Architectural Shingle  
**Roof Approximate Age:** Midlife  
**Defects Observed:** Particulate release  
**Defects Observed:** Moss  
**Defects Observed:** Installation defects  
**Defects Observed:** Seals patched with sealant

**Chimney made of:** Brick  
**Roof Ventilation:** Soffet Vents  
**Roof Ventilation:** Ridge Vent

**Roof Penetrations:** Vent Pipe  
**Roof Penetrations:** Chimney  
**Gutter Material:** Aluminum  
**Downspout Material:** Aluminum  
**Gutter Extensions :** Noted, but not long enough  
**Gutter Extensions :** Drain Pipe  
**Chimney appears to be built :** Interior  
**Spark Arrestor/Rain Cap :** Not noted



08/31/2020 Vent pipe too low on roof. Snow can accumulate and clog vent pipe causing gas to back up into plumbing system. Recommend qualified contractor repair as necessary.





08/30/2020

Chimney flashing deteriorating. Flashing is very important to stopping moisture penetration which leads to wood rot and insect infestation. Recommend qualified contractor repair as necessary.



08/30/2020

Chimney brick needs re-pointing. Mortar is deteriorated and this will allow for water penetration damage and reduce integrity of the chimney. Recommend qualified contractor repair as necessary.





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08/31/2020 Chimney crown is cracked. This allows water to infiltrate the brick and mortar, causing further damage to chimney. Recommend qualified contractor to fix and repair as necessary.



08/31/2020 Nails not sealed with roofing cement. Nails penetrating roofing materials can cause leaks and will allow water to damage wood in attic and sheathing. Nails that are exposed need to be sealed with cement. Recommend qualified contractor repair as necessary.



08/31/2020 Flat roof covering not installed properly and will fail causing water damage to wood. Recommend qualified contractor repair as necessary.





08/31/2020

Gutter too close/low to roof and roof pitch too great allowing water to flow over gutter and onto ground. This is causing the siding at the bottom of the wall to get wet and rot. Recommend qualified contractor repair as necessary.



09/01/2020

Moss noted on asphalt shingles. This can lead to deterioration of roof decking due to water being leached under the shingles by the moss. Recommend a qualified contractor repair as necessary.



09/01/2020 Trees are overhanging roof and are within 10 feet of roof vertically. Tree debris will hold water on shingles allow it to seep under over time and damage the wood sheathing. Recommend qualified contractor repair as necessary.



09/01/2020 Rotting wood on fascia boards due to gutter system that was integrated into roof that allowed water to infiltrate under shingle. Recommend qualified contractor repair as necessary.



09/01/2020 Transition from siding to shingles not finished properly when installation occurred leaving a gap/hole. This can cause water infiltration and damage/mold to to attic and interior. Recommend qualified contractor repair as necessary.





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[Back to Top](#)

## Attic

**Attic Access:** Pull down stairs  
**How Observed:** Walked through end to end  
**Roof System:** Rafters  
**Roof Decking:** Plywood  
**Roof Decking:** Wood plank  
**Moisture Penetration:** Water stains on rafters  
**Attic Floor Framing:** Wood  
**Attic Floor System:** Fully Floored

**Ventilation:** Ridge Vent  
**Ventilation:** Gable Vent  
**Ventilation:** Soffit Vent  
**Soffit Vents:** Yes  
**Insulation Location:** Floor  
**Insulation Material:** Fiberglass Roll/Batt  
**Bathroom Vent Duct-Work :** Noted but does not extend outside

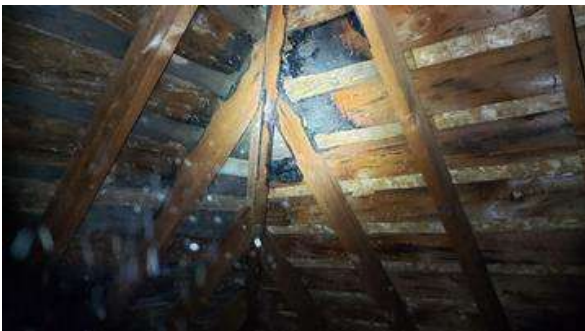


09/01/2020     \$1500 REPAIR OR MORE: Mold noted in attic. Recommend contacting a New York State licensed mold assessor to have assessment performed for remediation.



09/01/2020

\$1500 REPAIR OR MORE: Fire damage in attic leaving structure integrity to be questioned after rebuild. Recommend qualified contractor repair as necessary.



09/01/2020

Active leak noted coming from roof decking. This leak will cause damage to insulation and also be a possible source for mold growth. Recommend qualified contractor repair as necessary.





09/01/2020

Exhaust fan terminates in attic. Recommend installing a duct with minimum R8 insulation and vent cap on roof. Recommend qualified contractor repair as necessary.



[Back to Top](#)

## Exterior Walls

**Wall Structure :** Wood Frame  
**Wall Covering Material:** Wood  
**Condition of Wall:** Acceptable  
**Trim:** Wood  
**Trim Condition:** Acceptable  
**Door Material:** Wood  
**Windows:** Screens attached  
**Windows:** Vinyl Windows

**Main Entry :** Wood  
**Entry steps down:** One  
**Entry Roof:** Yes  
**Electrical Service Type:** Overhead  
**Overhead Wires Threatened:** Yes  
**Service Size:** 100 Amp  
**Drip Loop Present:** Yes  
**Meter Amperage:** 200 Amp



09/01/2020

Service wires from pole are threatened by tree overhang and should have Electric Company inspect and provide remedy. Also service cable is being strained and needs to be reattached after tree is trimmed back.





09/01/2020 When tested Ground Fault Circuit Interrupter (GFCI) outlet not "tripping" off with hand held tester. This is a safety issue. Recommend qualified contractor repair as necessary.



09/01/2020 Soil is in contact with or less than 6" from siding and/or trim. Recommend grading soil so there's at least 6" of space between the siding and trim and the soil below.



09/01/2020 Wood trim shows signs of deterioration and rot at many places on the siding and posts. Moisture meter shows high levels of water and rotting wood under the paint. Recommend qualified contractor repair as necessary.





[Back to Top](#)

## Exterior Grounds

**Exterior of Foundation Walls:** Block  
**Exterior Foundation Exposure:** less than 6 in. at lowest point  
**Exterior Foundation Observed:** Wet Foundation Walls  
**Exterior Foundation Observed:** Deteriorated Surfaces  
**Exterior Foundation Observed:** Small cracks  
**Window Wells:** Metal  
**Window Well Condition:** Acceptable  
**Grading within 6 feet of House :** Slopes toward on some sides

**Grading beyond 6 feet of House:** About level

**Driveway:** Gravel

**Driveway Condition:** Acceptable

**Walkway to Front Entry :** Pavers or Stone

**Walkway Condition:** Acceptable

**Porch Material:** Pavers

**Porch Location:** Front of house

**Porch Condition:** Acceptable

**Trees & Shrubs Too Close to House :** In the front of the house

**Trees & Shrubs Too Close to House :** On the left of house

**Trees & Shrubs Too Close to House :** In the rear of the house

**Trees & Shrubs Too Close to House :** On the right of the house

**Deck Location:** In the rear of the house

**Deck Material:** Wood

**Deck Material:** Pavers

**Steps to Grade :** One

**Visibility under Deck :** Less than 1 foot and blocked view

**Support Columns:** Wood

**Support Column Condition:** Unknown - no visibility



09/01/2020

End board of deck is rotted and broken. This is a safety hazard when stepping on and off of deck. Recommend qualified contractor fix and repair as necessary.



09/01/2020 Deck not properly attached at the joist to beam connection. This is a safety hazard if load is too great. Recommend qualified contractor repair as necessary.



09/01/2020 Deck not properly attached at the post to beam connection. This is a safety hazard if load is too great. Recommend qualified contractor repair as necessary.



09/01/2020 Deck is attached to the house with nails in the ledger board. The use of lag bolts is preferred. Recommend a qualified contractor repair as necessary.



08/30/2020 Back patio paving stones are uneven and slopes toward house. This can cause water to accumulate at foundation and cause damage. Recommend a qualified contractor repair as necessary.



08/30/2020 Posts show high reading with moisture meter at bottom and in contact with deck. Recommend qualified contractor repair as necessary.



09/01/2020 Deck in contact with soil/pavers. Wood being in contact with soil will absorb the moisture and rot over time. Some deterioration is evident. Recommend qualified contractor repair as necessary.



Deck rim joist rotted



09/01/2020 Perimeter grading slopes towards building. This can cause deterioration to foundation. Recommend qualified contractor to fix and repair as necessary.





09/01/2020

Noted cracks/hole in foundation. This can allow water infiltration which will lead to further damage. Recommend qualified contractor to fix and repair as necessary.



[Back to Top](#)

## Detached Garage

**Roof inspection method:** From ground  
**Roof type:** Gable  
**Roof covering:** Asphalt Shingle  
**Gutter material:** None  
**Wall structure:** Wood frame  
**Exterior wall covering:** Wood clapboard  
**Auto door type:** Overhead  
**Number of bays:** Two

**Overhead doors condition:** Acceptable  
**Number of electric door openers:** One  
**Auto reverse:** Yes  
**Photo electric eye:** Yes  
**Interior visibility limited by:** Stored items  
**Floor:** Concrete slab  
**Floor condition:** Poor  
**Interior wall covering:** Wood Frame

**Windows made of:** Wood  
**Window condition:** Panes cracked, broken or missing  
**Sub panel:** No  
**Lift cable condition:** Acceptable  
**Springs condition:** Acceptable  
**Safety Cable:** Noted  
**Roof approximate age:** Older



09/01/2020

Garage door support brackets are too weakly attached to the ceiling. Support brackets hold door rails and allow for door to move easily into open and close positions. Recommend qualified contractor repair as necessary.



09/01/2020

Electrical junction box covers missing and live wires exposed in numerous places. Covers keep live wires and connections from being shorted or being touched by accident which could lead to shock or fire. Recommend qualified contractor repair as necessary.



09/01/2020

Fire damage in attic leaving structure integrity to be questioned. Recommend qualified contractor repair as necessary.





09/01/2020 Garage siding/trim water damage and rotting due to being in contact with soil. Recommend installing gutter and repairing any rotten areas of structure. Foundation must be kept dry.



09/01/2020 Trees are overhanging roof and are within 10 feet of roof vertically. Recommend pruning trees so they're at least 10 feet above roof, or don't overhang the roof



09/01/2020 Recommend installing gutters, downspouts and extensions such as splashblocks or a drain line to carry rain water away from the house.

[Back to Top](#)

## Master Bathroom

**Shower:** Stall  
**Surround:** Plastic  
**Surround condition:** Acceptable  
**Bathroom Features:** Single sink  
**Sink type:** Vanity  
**Toilet:** Flushed  
**Toilet condition:** Acceptable  
**Leaks:** None

**Flooring:** Ceramic tile  
**Floor condition:** Acceptable  
**Caulking/Grout appears:** Acceptable  
**Ventilation:** Window  
**Outlets:** Two or more  
**GFCI Outlets:** Yes tested good  
**Functional Flow Test:** Acceptable drop in pressure



09/01/2020 General pictures of the master bath.



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[Back to Top](#)

## Master Bathroom 2

<b>Bathroom location:</b> 2nd Floor Hallway	<b>Floor:</b> Wood
<b>Shower:</b> Stall	<b>Floor condition:</b> Acceptable
<b>Surround:</b> Plastic	<b>Leaks:</b> None noted
<b>Surround condition:</b> Acceptable	<b>Caulking/Grout appears:</b> Acceptable
<b>Number of sinks:</b> One	<b>Ventilation:</b> Window
<b>Sink type:</b> Vanity	<b>Ventilation:</b> Fan
<b>Toilet:</b> Flushed	<b>Outlets:</b> One
<b>Toilet condition:</b> Loose	<b>GFCI Outlets:</b> Yes tested good

**Functional Flow Test:** Acceptable drop in pressure



08/30/2020 Toilet appears to be loose. This may be from a loose anchor bolt or damage to sub floor from a leak. Recommend a qualified contractor repair as necessary.

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[Back to Top](#)

## Master Bathroom 3

<b>Bathroom location:</b> Bedroom	<b>Toilet condition:</b> Acceptable
<b>Shower:</b> With tub	<b>Floor:</b> Ceramic tile
<b>Tub:</b> Built in	<b>Floor condition:</b> Acceptable
<b>Surround:</b> Ceramic tile	<b>Leaks:</b> None noted
<b>Surround condition:</b> Acceptable	<b>Caulking/Grout appears:</b> Cracking on tub at floor
<b>Number of sinks:</b> One	<b>Ventilation:</b> Fan
<b>Sink type:</b> Vanity	<b>Outlets:</b> One
<b>Toilet:</b> Flushed	<b>GFCI Outlets:</b> Yes tested good

**Functional Flow Test:** Acceptable drop in pressure



09/01/2020 Moisture meter has detected water penetration in framing behind the tile that will damage wood. Recommend qualified contractor repair as necessary.



09/01/2020

Moisture meter has detected water penetration in framing and sub flooring around the base of the toilets that will damage wood. Recommend qualified contractor repair as necessary.



[Back to Top](#)

## Half Bathroom

**Half bath location:** 1st Floor Hallway  
**Sink type:** Pedestal  
**Number of sinks:** One  
**Leaks above or below sink:** None  
**Bathroom outlet:** Noted and not GFCI  
**Toilet:** Flushed  
**Floor :** Wood  
**Floor condition:** Acceptable

**Caulking/Grout appears:** Acceptable  
**Ventilation:** None noted  
**Toilet Condition:** Acceptable  
**Functional Flow Test:** Acceptable drop in pressure



09/01/2020

Toilet appears to be loose and leak into basement plumbing. This may be from a loose anchor bolt or damage to sub floor from a leak. Recommend a qualified contractor repair as necessary.



09/01/2020

General pictures of half bathroom.





[Back to Top](#)

## Kitchen

<b>Cabinets:</b> Wooden	<b>Kitchen sink:</b> Porcelain over metal
<b>Opened and closed:</b> Functioning	<b>Ran water:</b> No leaks
<b>Cabinets are secure:</b> Yes	<b>Disposal:</b> In Sink Erator
<b>Counter tops:</b> Plastic Laminate	<b>Refrigerator:</b> LG
<b>Counter tops secure:</b> Yes	<b>Refrigerator age:</b> Midlife
<b>Kitchen floor:</b> Wood	<b>Range:</b> Frigidaire
<b>Dishwasher:</b> Bosch	<b>Range type:</b> Built in
<b>Dishwasher age:</b> Midlife	<b>Range type:</b> Gas

**Range age:** Midlife  
**Operated range:** All burners working  
**Oven:** Built in  
**Operated oven:** Gave off heat  
**Ventilation:** Fan built in  
**Number of GFCI outlets:** Three or more  
**GFCI outlets working properly:** Yes tested good  
**Number of regular outlets:** None

**Microwave above range:** General Electric  
**Microwave above range age:** Midlife  
**Operated microwave:** Did not operate



09/01/2020 General kitchen pictures



[Back to Top](#)

## Laundry

**Location::** Near kitchen  
**Washing machine::** LG  
**Washing machine age::** Midlife  
**Connections from water, drain & electric::** Noted  
**Dryer::** LG  
**Dryer age::** Midlife  
**Dryer power::** Electric  
**Vented to::** Exterior

**Dryer vent material::** Flexible ribbed metal  
**Operated washer and dryer::** Not operated  
**Drain pipe & Electric:** Are a safe distance



08/30/2020 Washer electrical outlet not GFCI. GFCI is necessary in wet locations such as laundry, bathroom, basement and garage. Recommend qualified contractor repair as necessary.



08/30/2020 The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. As well as increasing moisture levels in the garage from the exhaust air. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct.

## General Interior

**Ceilings:** Drywall  
**Ceiling style:** Flat  
**Ceiling style:** Sloped  
**Ceiling condition:** Acceptable  
**Walls appear to be made of :** Drywall  
**Condition of walls:** Acceptable  
**Floor coverings:** Carpet  
**Floor coverings:** Hardwood

**Stairs condition:** Acceptable  
**Outlets:** Three pronged  
**Smoke detectors:** Not noted  
**Carbon Monoxide detector:** Not noted

**When bounced on floor:** A normal amount of bounce  
**Generally floors feel:** Level  
**Mostly doors are following type:** Wood  
**Condition of doors:** Acceptable  
**Windows were mostly:** Double hung  
**Windows appear made of:** Vinyl  
**Stairs :** To basement  
**Stairs :** Between living levels



09/01/2020 Windows have gaps on the sides of the frames and can be pushed out as a result of the frame not being shimmed properly. Recommend qualified contractor repair as necessary.



## Fireplace

**Fireplace material:** Brick and metal  
**Fireplace Location:** Living room  
**Inspected:** Level 1 Inspection  
**Damper:** Operated  
**Flu liner:** Noted and appeared in good condition



09/01/2020 Fireplace hearth is less than 18" deep. This is a fire hazard. Recommend installing a hearth pad or extending hearth to at least 18" deep.



09/01/2020 Recommend a level 2 inspection performed by a qualified chimney sweep. This inspection will determine the condition of the flue liner.



[Back to Top](#)

## Heating System

**Brand name:** Buderus  
**Apparent age of unit:** 3 Years Old  
**Heating system type:** Forced hot water  
**Energy source:** Oil  
**Combustion air supply:** Interior  
**Thermostat was turned on, the system:** Fired or gave heat  
**Emergency shut off:** Attached to unit  
**Flue pipes:** Noted, pitch up to chimney

**Boiler safety relief valve:** Noted  
**Safety extension:** Noted  
**Distribution:** Floorboard radiators most rooms  
**System location:** Basement  
**Oil tank location:** Basement  
**Oil tank age:** Midlife  
**Type of tank:** Bottom tap  
**Vent pipe-Oil Tank:** Steel

**Vent pipe-Oil Tank:** Vents outside



09/01/2020 System operated as designed on day of inspection.





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[Back to Top](#)

## Domestic Water Heater

**Manufacturer:** Weil Mclain

**Type:** Tank

**Energy source:** Natural gas

**Estimated age:** 19 Year Old

**Capacity:** 36 Gallons

**Safety relief valve:** Was noted

**Safety extension:** Was noted

**Supply valve:** Was noted

**Drain discharge to:** Floor

**Rust or corrosion:** Some was noted

**Tested hot water:** Hot water was received at faucet

**Location:** Basement



09/01/2020

Rusting connections to the tank on top. Hot water heaters are under pressure and rust is a weakening of the tank's ability to contain the pressure. Recommend qualified contractor repair as necessary.



09/01/2020

Hot water heater operated as designed on the day of the inspection.

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## Plumbing System

**Water service type:** Public  
**Main entry pipe:** Copper  
**Location of main water meter:** Basement  
**Location of main water shut-off:** Next to meter  
**Location of main water shut-off:** Basement  
**Interior supply pipes:** Copper  
**Interior supply pipes:** Galvanized  
**Interior supply pipes:** Pex Plastic

**With multiple fixtures running:** Acceptable decrease in flow  
**Waste system pipes:** Plastic  
**Waste system pipes:** Cast iron  
**Main waste line cleanouts:** Noted  
**Vent pipe observed:** On roof  
**House trap:** Noted



09/01/2020 One or more active leaks were found in supply pipes or fittings. Recommend qualified contractor repair as necessary.



09/01/2020 Some of the heating radiator pipes in the plumbing was galvanized. These are older and will plug up due to interior corrosion. At this time they are functioning as designed.



09/01/2020

Some of the waste pipes in the plumbing was cast iron and rusting. These are older and will plug up due to interior corrosion and leak. Recommend qualified contractor repair as necessary.



09/01/2020

One or more active leaks were found in drain and/or waste pipes or fittings. A qualified plumber should evaluate and repair as necessary.



Half bath toilet leak

[Back to Top](#)

## Electrical System

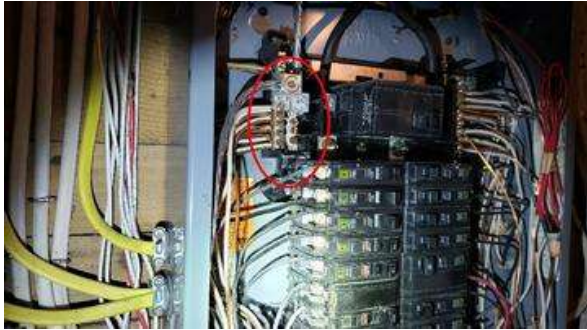
**Location of main panel:** Basement  
**Location of distribution box:** Basement  
**Location of main disconnect:** Top of panel  
**Type of protection:** Circuit breakers  
**Service conductor material:** Aluminum  
**Main disconnect rating:** 100 amp breaker  
**Type of branch circuit wiring:** NM sheathed (Romex)  
**Aluminum branch wiring present:** No

**Double tapped breakers:** No  
**Missing covers:** No



09/01/2020

Rust noted in electric service panel. Water may have leaked or be leaking causing rust and is a safety hazard due to shock and fire possibility. Recommend a licensed electrician repair as necessary.



[Back to Top](#)

## Basement

**Basement access:** Stairs from interior  
**Foundation walls:** Exposed to view  
**Ceiling framing:** Exposed to view  
**Foundation walls made of:** Concrete block  
**Basement floor:** Poured concrete slab  
**Water stains observed on:** Walls  
**Water stains observed on:** Floor  
**General area dampness:** Extensive signs of moisture

**Insulation material:** None  
**Beam material:** Solid wood  
**Windows:** Wood  
**Windows:** Vinyl  
**Chimney in basement:** Block  
**Chimney condition:** Acceptable

**General area dampness:** Efflorescence  
**Ventilation:** Windows  
**Pier/support post material:** Steel  
**Support column condition:** Appears intact  
**Floor drainage:** Sump  
**Sump pump:** Submersible pump  
**Sump pump works:** No  
**Floor structure above:** Wood joists



09/01/2020

Sump opening not covered allowing for a trip hazard for all and a drowning hazard for small children. Recommend proper covering and blocking access from children.



09/01/2020

Outlet cover missing. Cover keep live wires and connections from being shorted or being touched by accident which could lead to shock or fire. Recommend qualified contractor repair as necessary.





09/01/2020

No handrail noted on basement steps. This is a safety hazard and may lead to serious injury. Recommend repair by a qualified contractor.



09/01/2020

Signs of moisture on basement walls. Recommend gutters be installed/upgraded on house and grade/drainage be improved to keep water away from foundation. Contact a qualified contractor to determine proper method of sealing the basement from further deterioration.



09/01/2020

Basement support posts are not properly installed into basement floor. There are no footers to support the posts and the posts are temporary. The floor will crack and posts will sink without footers. Recommend qualified contractor repair as necessary.



09/01/2020

Sump pump (old section) not working day of inspection. Recommend qualified contractor repair as necessary.

09/01/2020

Foundation wall has access holes/notches cut to allow for routing of pipes. Any holes/notches cut into wall will compromise the integrity of wall. Recommend qualified contractor repair as necessary.



09/01/2020

Basement has visible cracks of foundation block/stone/brick due to what might be hydro-static pressure from negative slope of grade. Recommend a qualified contractor be contacted to evaluate foundation wall.



09/01/2020

Most of new addition part of basement was finished and many components not visible for inspection. Recommend monitoring over time for water penetration at high risk areas.



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[Back to Top](#)

## Wood Destroying Insects

**Damaged wood:** Siding at bottom  
**Conditions are conducive to WDI:** Yes



09/01/2020

Wood damage noted. Recommend qualified exterminator evaluate for active or future infestation. Recommend qualified contractor evaluate and repair damage noted.



09/01/2020

Conditions are conducive to pest infiltration. Keeping the foundation dry is key to stopping insect infiltration. Recommend having gutters installed/maintained and yearly inspection to insure house is not infested with wood destroying insects. Much of the home was obscured and could not be evaluated at time of inspection.



## Safety Concerns

**Outlets were tested for GFI:** Using a testing plug, not all working

**Smoke detectors noted:** Not tested, replace all or test

**Carbon Monoxide noted:** Not tested, replace all or test



09/01/2020 All outlets near a water source (kitchen, bathrooms, garage, basement) should be GFI (Ground Fault Interrupt) protected.

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09/01/2020 Recommend installing ALL NEW smoke detectors and ALL NEW carbon monoxide (C/O) detectors. Do not trust your family's safety to what looks new. Check with your local fire and building departments for guidance.

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09/01/2020 All outlets near a water source (kitchen, bathrooms, garage, basement) should be GFI (Ground Fault Interrupt) protected.

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This home inspection is a **VISUAL, NON-INTRUSIVE** inspection that is in accordance with the current New York State Standards of Practices posted at [https://www.dos.ny.gov/licensing/homeinspect/hinspect\\_ethics.html](https://www.dos.ny.gov/licensing/homeinspect/hinspect_ethics.html)