



## Residential Realty Inspection Report

Prepared For:  
Michael Smith  
Laura Smith

Property Address:  
5 Brentwood Dr.  
Sample City, NY 12345



Inspected By:  
**Christian A. Werner**  
**116 Judith Dr.**  
**Stormville, NY 12582**

NYS Lic. No. 16000005170  
DEC Cert. No. C3836039

<b>Date:</b> 12/1/2006	<b>Time:</b> 11:30 AM	<b>Report ID:</b> Res Sample 1
<b>Property:</b> 5 Brentwood Dr. Sample City, NY 12345	<b>Customer:</b> Michael Smith Laura Smith	<b>Real Estate Professional:</b> Mike Bell Mike Bell Realty

**Comment Key or Definitions**

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

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

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

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

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

**Age Of Home:**  
Over 25 Years

**Home Faces:**  
NW

**Client Is Present:**  
Yes

**Radon Test:**  
Yes  
Test ID : 1695654 & 1695655

**Water Test:**  
No

**Septic Dye Test:**  
Yes

**Weather:**  
Heavy Rain

**Temperature:**  
Over 60

**Rain in last 3 days:**  
Yes

## General Summary



*of Dutchess County*  
American Home Inspections

**116 Judith Dr.**  
**Stormville, NY 12582**

**Customer**  
Michael Smith  
Laura Smith

**Property Address**  
5 Brentwood Dr.  
Sample City, NY 12345

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

### ROOFING

#### 1.3 ROOFING DRAINAGE SYSTEMS

##### **Inspected, Repair or Replace**

Gutters are full of debris in areas and need to be cleaned. (Picture 1) The debris in gutters can also conceal deterioration or leaks that are not visible until cleaned. Gutters on a home which has close tree cover may need frequent cleaning to keep them clear and operating properly. (Picture 2)

The gutters have gutter-guard screening. Some of the screens have fallen into the gutters. When in disrepair or when improperly installed, they tend to catch more debris and clog than a gutter without them. I recommend that they either be repaired/installed properly or removed entirely.

### EXTERIOR

#### 2.0 WALL CLADDING FLASHING AND TRIM

##### **Inspected, Repair or Replace**

Siding-to-soil contact found. (Picture 1) (Picture 2) This wicks moisture into the wood and attracts wood destroying insects. Recommend correcting condition to provide ground clearance of six to eight inches where possible and repairing/replacing wood that shows decay.

#### 2.2 DOORS (Exterior)

##### **Inspected, Repair or Replace**

Front storm door was deteriorated and had some damaged hardware from over-extension.

## 2.3 WINDOWS

### Inspected, Repair or Replace

Weep holes at storm windows are sealed at many windows. There should be open weep holes at the bottom of storm window frames so that condensation does not pool on the wooden window sills and deteriorate them.

At least two sills showed wood rot from water. (Picture 1) (Picture 2)

Glazing between glass panes are failing at some windows. (Picture 3) Recommend re-glazing with DAP '33' or similar product.

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

### Inspected, Repair or Replace

Garage door(s) automatically reverse when encountering resistance but not when plane of the door is crossed. This can be a hazardous situation, especially for young children. Recommend repair/replace of the opening mechanism as appropriate.

## BUILT-IN KITCHEN APPLIANCES

### 3.4 REFRIGERATOR

#### Inspected

The temperature in the refrigerator/freezer was warmer than it should be -- approximately 54 degrees. The temperature in your refrigerator should stay in the range of 34 to 40 degrees F or colder. A freezer should be at 0 to 5 degrees F. The temperature control settings indicated that it should have been colder than it was. The appliance may need its cooling coils cleaned. If the condition persists, it may indicate that it is beginning to fail.

## INTERIOR

### 4.0 CEILINGS

#### Inspected, Repair or Replace

Signs of prior water staining seen at ceiling from prior leak. The leak appears inactive/cured.

Ceiling was deteriorated at enclosed porch due to long term water damage. I recommend that the ceiling be replaced when the roof is replaced.

### 4.8 FIRE, HEALTH OR SAFETY CONCERNS

#### Inspected, Repair or Replace

Interior doors opening to the exterior should not have dead-bolt locks keyed on both sides. The locks can trap someone in a fire. The lock should be replaced with one which can be operated from the inside without a key.

## INSULATION AND VENTILATION

### 5.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

#### Inspected, Repair or Replace

Insulation in the main attic area was settled and below levels used in modern construction.(Picture 1) Heat loss into the attic area during winter months can cause high heating costs as well as be a contributing factor in the formation of ice dams. Recommend increasing the level of insulation.

There were two layers of insulation in some places in the attic. Some of the second layer of insulation was installed with a vapor barrier. Two separate vapor barriers can cause condensation problems unless the second barrier is in the first 1/3 of the layer. I recommend additional unfaced insulation be installed to increase the overall thickness or the second vapor barrier should be removed or slashed so that it does not trap moisture.

### 5.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

#### Inspected, Repair or Replace

Ventilation was not added, when most recent roof covering was installed. Recommend increasing the ventilation to promote life expectancy of covering.

### 5.2 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Inspected, Repair or Replace

Bath fan ventilates directly into the attic area. This can put excessive moisture into the air which will settle/condense on insulation during cold weather. Recommend venting fan correctly to outside air.

## ELECTRICAL SYSTEMS

### 7.0 SERVICE ENTRANCE CONDUCTORS

#### **Inspected, Repair or Replace**

Insulation for electrical service conductors connectors ("bugs") is worn/missing and the connectors are exposed. (Picture 1) Under the right conditions, the connections may arc and become a electrical fire hazard. They need to be re-insulated.

### 7.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### **Inspected, Repair or Replace**

View of interior of electrical sub-panel. (Picture 2) The sub-panel has the ground and neutral bonded together. This is a prohibited practice because it allows normal electrical flow back to the main panel along the ground path. This can allow shock or electrocution of anyone working on sub-panel circuits. I recommend that the wiring be repaired or replaced by an electrician so that the neutral wire (normal electrical return path) is properly isolated from the ground wire (emergency return path) at the sub-panel.

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

*Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To American Home Inspections*

**ROOFING**

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

		IN	RV	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	X					<b>ROOF COVERING:</b> AGED 3-TAB FIBERGLASS
1.1	FLASHINGS	X					<b>NUMBER OF COVERINGS:</b> TWO
1.2	CHIMNEYS, SKYLIGHTS AND ROOF PENETRATIONS	X					<b>VIEWED ROOF COVERING FROM:</b> WALKED ROOF
1.3	ROOFING DRAINAGE SYSTEMS	X				X	

IN=Inspected, RV=Restricted Visibility, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**SKY LIGHT (S):**  
ONE  
FIXED

**CHIMNEY (exterior):**  
BRICK

**GUTTERS:**  
ALUMINUM  
GUTTER SCREENS INSTALLED

**Comments:**

1.0 Roof appears to be generally in sound condition but there were a few hairline cracks in some shingles. Monitor and tar/patch as needed.

Age of roof (approximate): 8 to 12 years. Estimated Remaining Life: 10 to 14 years. (These are approximations based upon similar roofs and conditions NOT guaranteed life expectancies. Premature/unexpected failure in roofing may be caused by many factors including, but not limited to, unseen or hidden flaws in manufacturing and/or installation, exceptional weather conditions, vermin, physical damage, etc.)



1.0 Picture 1

Roof has algae and moss growing on it. (Picture 1) This is indicative of a roofing which stays moist for extended periods after rain (usually due to heavy tree cover in areas and/or roof on north side). While algae is typically only a cosmetic concern, moss has a root system which tends to deteriorate shingles over time. I recommend that the area be cleaned of this debris. Some people report success in treating the condition with 'B-Bright' or 'Oxyclean' solutions (or equivalent).



1.0 Picture 2

Complex roofs are sometimes prone to developing leaks over time. Monitor where roof planes meet and tar/patch as needed if leaks develop.



1.0 Picture 3

1.1 Flashing around the chimney has lifted slightly at the top and side. This area may need to be monitored periodically and tarred/patched as needed. There were no signs of any current leaks.



1.1 Picture 1

1.2 There is no rain cap present on one half of the top of the chimney. Recommend installing a cap to cover both flues to prevent rainwater from entering the chimney and rusting metal heating system vents.

View of Skylight. (Picture 2) The skylight was aged but there was no evidence of any skylight leaks at the time of inspection. With nearby trees, there is a potential for debris (leaves, twigs, etc.) to build up around the exterior of the skylight. This material holds moisture/dampness and can lead to deterioration and eventual water infiltration. The skylight should be periodically cleared of this kind of debris.



1.2 Picture 1

1.3 Gutters are full of debris in areas and need to be cleaned. (Picture 1) The debris in gutters can also conceal deterioration or leaks that are not visible until cleaned. Gutters on a home which has close tree cover may need frequent cleaning to keep them clear and operating properly. (Picture 2)



1.3 Picture 1



1.3 Picture 2

Some vegetation was growing in the gutters.

The gutters have gutter-guard screening. Some of the screens have fallen into the gutters. When in disrepair or when improperly installed, they tend to catch more debris and clog than a gutter without them. I recommend that they either be repaired/installed properly or removed entirely.

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



**EXTERIOR**

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

		IN	RV	NI	NP	RR	
2.0	WALL CLADDING FLASHING AND TRIM	X				X	<b>Styles &amp; Materials</b> <b>SIDING STYLE:</b> LAP
2.1	EAVES, SOFFITS AND FASCIAS	X					<b>SIDING MATERIAL:</b> ALUMINUM WOOD
2.2	DOORS (Exterior)	X				X	<b>EXTERIOR ENTRY DOORS:</b> WOOD
2.3	WINDOWS	X				X	<b>APPURTENANCE:</b> DECK ENCLOSED PORCH
2.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X				X	<b>AUTO OPENER MANUFACTURER:</b> SEARS 1/3 HORSEPOWER
2.5	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X					<b>GARAGE DOOR MATERIAL:</b> LIGHT INSERTS WOOD
2.6	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X					<b>GARAGE DOOR TYPE:</b> ONE AUTOMATIC

IN=Inspected, RV=Restricted Visibility, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**DRIVEWAY:**  
AGED  
ASPHALT

**Comments:**

2.0 Siding-to-soil contact found. (Picture 1) (Picture 2) This wicks moisture into the wood and attracts wood destroying insects. Recommend correcting condition to provide ground clearance of six to eight inches where possible and repairing/replacing wood that shows decay.



2.0 Picture 1



2.0 Picture 2

Man-door to garage had wood rot at the base of its trim.

2.1 Fascias had several areas with carpenter bee damage evident. (Picture 1) Carpenter bees rarely cause structural damage, however, they are a nuisance, and in significant numbers, or from re-infestation, can cause a great deal of cosmetic damage.



2.1 Picture 1

2.2 Front storm door was deteriorated and had some damaged hardware from over-extension.

2.3 Weep holes at storm windows are sealed at many windows. There should be open weep holes at the bottom of storm window frames so that condensation does not pool on the wooden window sills and deteriorate them.

At least two sills showed wood rot from water. (Picture 1) (Picture 2)



2.3 Picture 1



2.3 Picture 2

Glazing between glass panes are failing at some windows. (Picture 3) Recommend re-glazing with DAP '33' or similar product.



2.3 Picture 3

Some screen damage noted.

2.4 Garage door(s) automatically reverse when encountering resistance but not when plane of the door is crossed. This can be a hazardous situation, especially for young children. Recommend repair/replace of the opening mechanism as appropriate.

2.5 Deck is in good condition but could benefit from cleaning with a "Deck wash" and sealing with a waterproof sealant. Also, do the underside of deck if accessible.

Not all the nail holes in the joist hangers had nails in them. Hangers are designed to use all holes for proper assembly.

2.6 Asphalt driveway had some cracks. I recommend resealing it to prevent water and ice from accelerating further

thaw/heave damage.

Sidewalk was cracked and deteriorated in some places. It was also very slippery in the rain.

Some holes noted in ground at left side of property next to residence.

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

**BUILT-IN KITCHEN APPLIANCES**

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

		IN	RV	NI	NP	RR	Styles & Materials
3.0	DISHWASHER	X					<b>DISHWASHER:</b> KENMORE
3.1	RANGES/OVENS/COOKTOPS	X					<b>RANGE/OVEN:</b> AGED GENERAL ELECTRIC
3.2	RANGE HOOD	X					<b>EXHAUST/RANGE HOOD:</b> AGED RE-CIRCULATE GENERAL ELECTRIC
3.3	MICROWAVE COOKING EQUIPMENT				X		<b>BUILT-IN MICROWAVE:</b> NONE
3.4	REFRIGERATOR	X					<b>REFRIGERATOR:</b> FRIGIDAIRE
3.5	FOOD WASTE DISPOSER				X		<b>DISPOSER:</b> NONE
3.6	TRASH COMPACTOR				X		<b>TRASH COMPACTORS:</b> NONE

IN=Inspected, RV=Restricted Visability, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

**3.1** Range is quite aged. While it worked during the inspection, it is outdated and worn.

**3.4** The temperature in the refrigerator/freezer was warmer than it should be -- approximately 54 degrees. The temperature in your refrigerator should stay in the range of 34 to 40 degrees F or colder. A freezer should be at 0 to 5 degrees F. The temperature control settings indicated that it should have been colder than it was. The appliance may need its cooling coils cleaned. If the condition persists, it may indicate that it is beginning to fail.

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

**INTERIOR**

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

		IN	RV	NI	NP	RR	Styles & Materials
4.0	CEILINGS	X				X	<b>CEILING MATERIALS:</b> PANELBOARD SHEETROCK
4.1	WALLS AND TRIM	X					<b>WALL MATERIAL:</b> SHEETROCK
4.2	CLOSETS	X					
4.3	FLOORS	X					<b>FLOOR COVERING(S):</b> HARDWOOD T&G VINYL
4.4	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X					
4.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X					<b>INTERIOR DOORS:</b> HOLLOW CORE
4.6	DOORS (REPRESENTATIVE NUMBER)	X				X	<b>WINDOW TYPES:</b> DOUBLE-HUNG SINGLE PANE
4.7	WINDOWS (REPRESENTATIVE NUMBER)	X					
4.8	FIRE, HEALTH OR SAFETY CONCERNS	X				X	<b>WINDOW MANUFACTURER:</b> UNKNOWN
		IN	RV	NI	NP	RR	<b>CABINETS:</b> WOOD
							<b>COUNTERTOP:</b> LAMINATE WOOD

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**Comments:**

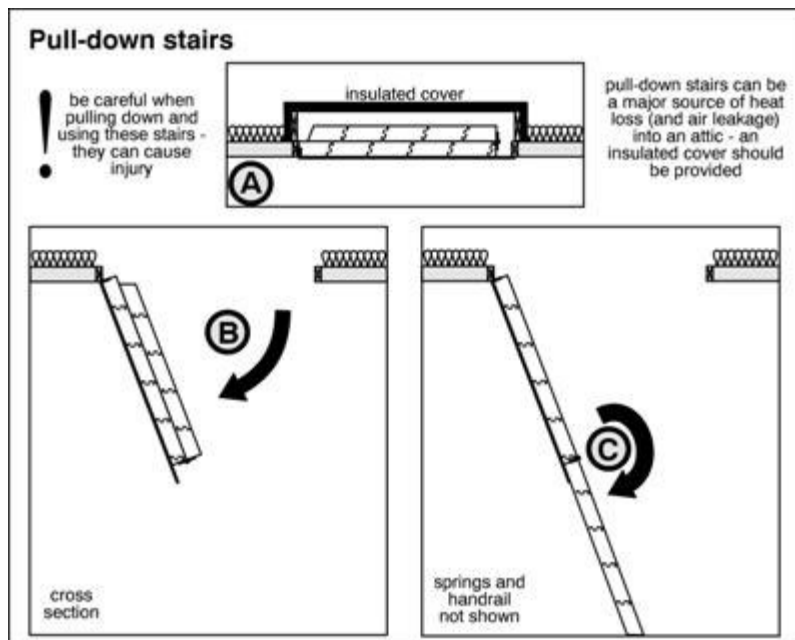
4.0 Signs of prior water staining seen at ceiling from prior leak. The leak appears inactive/cured.



4.0 Picture 1

Ceiling was deteriorated at enclosed porch due to long term water damage. I recommend that the ceiling be replaced when the roof is replaced.

4.6 Attic pull-down stairs are uninsulated and poorly sealed. They can be a significant source of cold air infiltration and heat loss. I recommend that you install an insulated attic access cover.



4.6 Picture 1

4.7 Some minor cracks seen in some window panes.

4.8 Interior doors opening to the exterior should not have dead-bolt locks keyed on both sides. The locks can trap someone in a fire. The lock should be replaced with one which can be operated from the inside without a key.



4.8 Picture 1

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

**INSULATION AND VENTILATION**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	RV	NI	NP	RR	
5.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)	X				X	<b>Styles &amp; Materials</b> ATTIC INSULATION: BLOWN FIBERGLASS
5.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				X	<b>R- VALUE:</b> R-12 OR LESS IN PLACES BELOW R-19 IN PLACES
5.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X				X	<b>VENTILATION:</b> GABLE VENTS SOFFIT VENTS
5.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X					<b>EXHAUST FAN TYPES:</b> FAN

IN=Inspected, RV=Restricted Visability, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**EXHAUST FAN TYPES:**  
FAN

**DRYER POWER SOURCE:**  
220 ELECTRIC

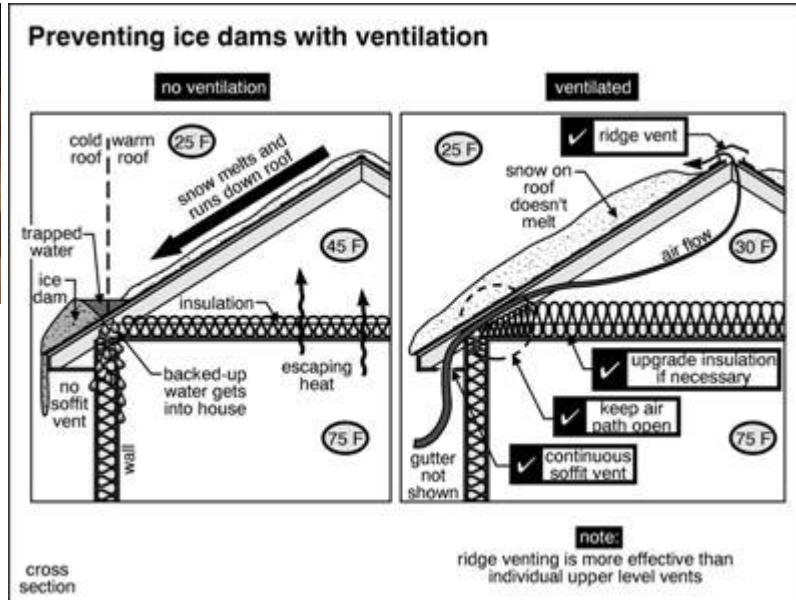
**DRYER VENT:**  
FLEXIBLE METAL

**Comments:**

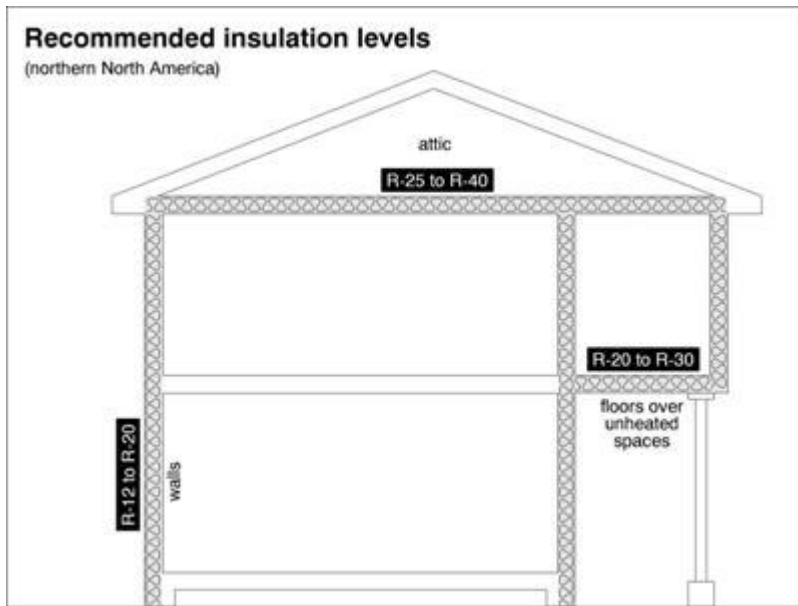
5.0 Insulation in the main attic area was settled and below levels used in modern construction.(Picture 1) Heat loss into the attic area during winter months can cause high heating costs as well as be a contributing factor in the formation of ice dams. Recommend increasing the level of insulation.



5.0 Picture 1



5.0 Picture 2

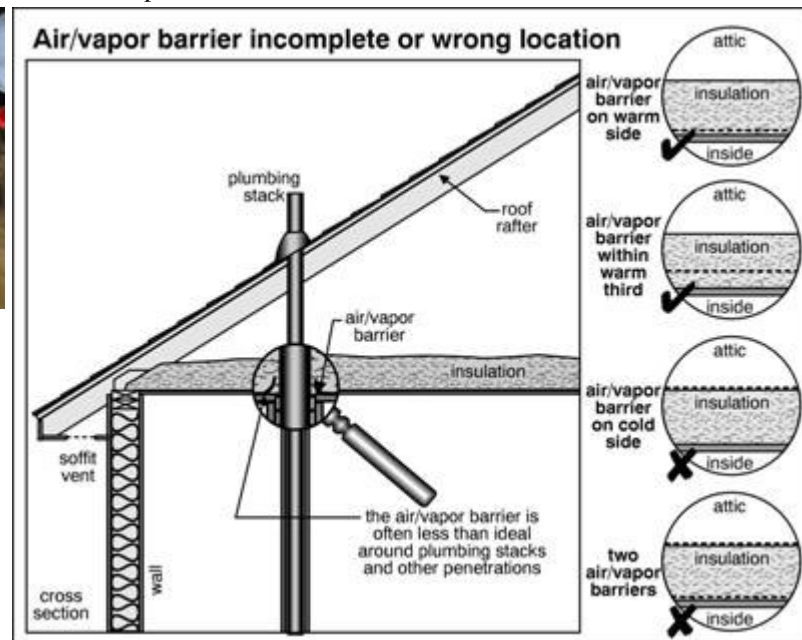


5.0 Picture 3

There were two layers of insulation in some places in the attic. Some of the second layer of insulation was installed with a vapor barrier. Two separate vapor barriers can cause condensation problems unless the second barrier is in the first 1/3 of the layer. I recommend additional unfaced insulation be installed to increase the overall thickness or the second vapor barrier should be removed or slashed so that it does not trap moisture.



5.0 Picture 4



5.0 Picture 5

Insulation in basement is installed with "Paper or Kraft" facing away from heated area of home. Paper/Foil side should always face the "Heated Space" or condensation could occur within its layers. When the vapor barrier has been installed upside down it will trap moisture and promote decay on the wood it is in contact with. Recommend repair or replace as needed using a qualified person. Insulation is failing in some areas of the unfinished basement. Recommend repairing it as needed.





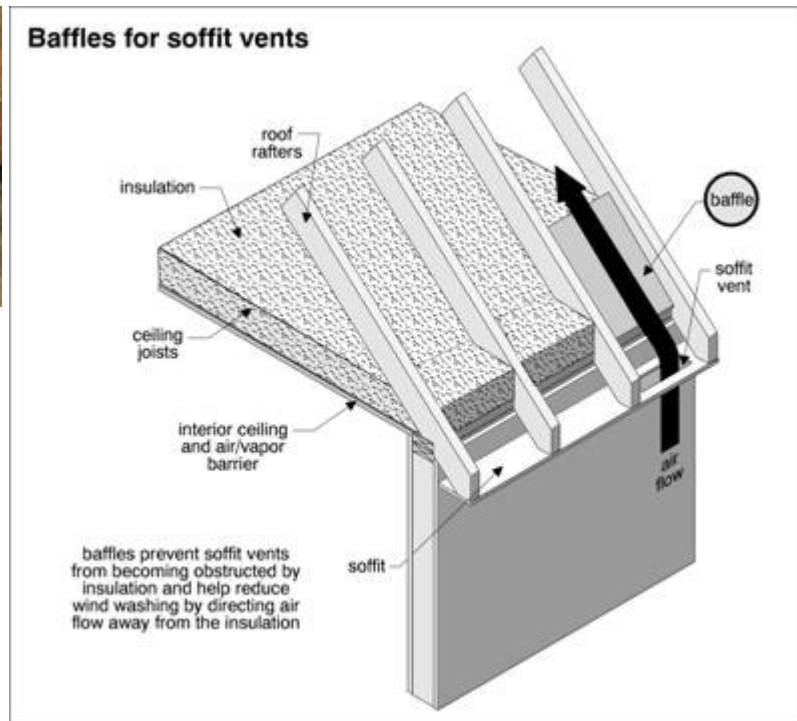
5.0 Picture 6

5.1 Ventilation was not added, when most recent roof covering was installed. Recommend increasing the ventilation to promote life expectancy of covering.

Insulation is covering soffit area in the attic and reducing effective ventilation.(Picture 1) Recommend inserting baffle in each rafter bay to promote better soffit air flow.



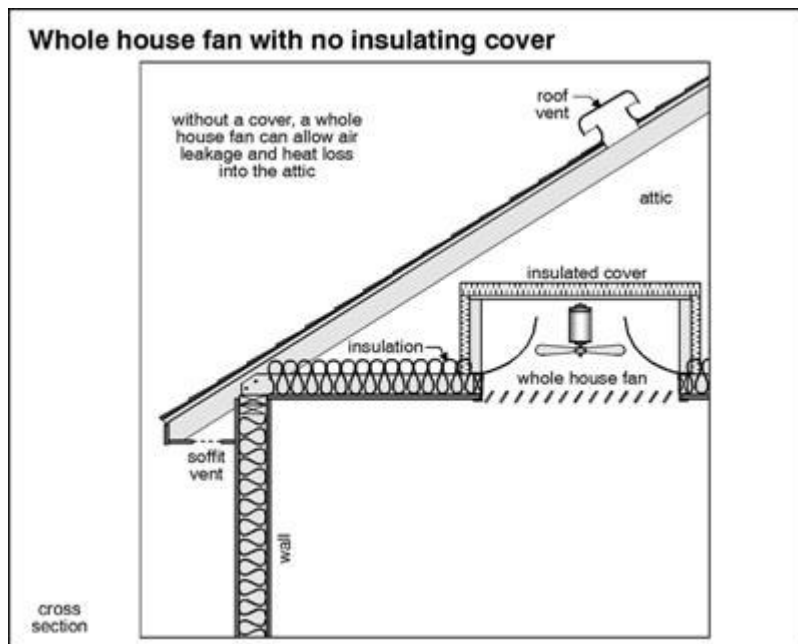
5.1 Picture 1



5.1 Picture 2

5.2 Bath fan ventilates directly into the attic area. This can put excessive moisture into the air which will settle/condense on insulation during cold weather. Recommend venting fan correctly to outside air.

5.3 Whole house fan in attic did not appear to have an insulated cover available for winter. This can result in a great deal of heat loss during the winter. You should consider having the fan covered during the heating season and be sure to remove the cover before putting it back into service during warm weather.



5.3 Picture 1

When you use your whole house fan you should make sure that you have at least one exterior window open. Running a whole house fan without provisions for make-up air can cause back-drafting with combustion appliances.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**PLUMBING SYSTEM**

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

		IN	RV	NI	NP	RR	Styles & Materials
6.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X					WATER SOURCE: MUNICIPAL
6.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X					WATER FILTERS: NONE
6.2	SINKS, TUBS, SHOWERS, TOILETS, VANITIES AND BIDETS	X					PLUMBING SUPPLY: COPPER
6.3	EXTERIOR HOSE BIB(S)	X					PLUMBING DISTRIBUTION: COPPER
6.4	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X					WASHER DRAIN SIZE: 1 1/2" DIAMETER (undersized)
6.5	MAIN WATER SHUT-OFF DEVICE (Describe location)	X					PLUMBING WASTE: CAST IRON COPPER
6.6	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X					WATER HEATER POWER SOURCE: NONE (BOILER ONLY)
6.7	SUMP PUMP				X		CAPACITY: TANKLESS

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**Comments:**

6.2 Universal soft-sleeve waste connection seen at Private Bath sink. While there was no sign of leakage from it during the inspection, they tend to wear out over time. I recommend that more permanent connection be made when it comes time to replace it..



6.2 Picture 1

6.3 Exterior hose connections are not frost-free type. They typically need to be shut down and drained for winter. Failure to winterize them may result in burst pipes when the water freezes and expands.

6.4 Your domestic hot water is provided directly via a tank-less coil in your heating system boiler. The water temperatures for these systems are typically set very high (160 degrees or higher) and may be a scald hazard. This can be particularly hazardous for the very young and the elderly. A generally accepted safe temperature is 120 degrees F. You may need to consult with a heating specialist or plumber to achieve a safe hot water temperature.

6.5 The main shut off is the blue knob located in basement at water meter. (Picture 1) This is for your information.



6.5 Picture 1

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

**ELECTRICAL SYSTEMS**

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

		IN	RV	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	X				X	<b>ELECTRICAL SERVICE</b> <b>CONDUCTORS:</b> OVERHEAD SERVICE 120/240 VOLTS  <b>PANEL CAPACITY:</b> 150 AMP  <b>PANEL TYPE:</b> CIRCUIT BREAKERS  <b>ELEC. PANEL MANUFACTURER:</b> BRYANT  <b>BRANCH WIRE 15 and 20 AMP:</b> COPPER  <b>WIRING METHODS:</b> ROMEX/NM or equivalent
7.1	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					
7.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				X	
7.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X					
7.4	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X				X	
7.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X					
7.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X					
7.7	SMOKE DETECTORS	X					
7.8	CARBON MONOXIDE DETECTORS				X		

IN RV NI NP RR

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**Comments:**

7.0 Insulation for electrical service conductors connectors ("bugs") is worn/missing and the connectors are exposed. (Picture 1) Under the right conditions, the connections may arc and become a electrical fire hazard. They need to be re-insulated.



7.0 Picture 1

7.1 Main panel box is located at garage. (Picture 1) Sub panel box is located at basement. (Picture 2) This is for your information.



7.1 Picture 1



7.1 Picture 2

7.2 View of interior of main electrical panel. (Picture 1)

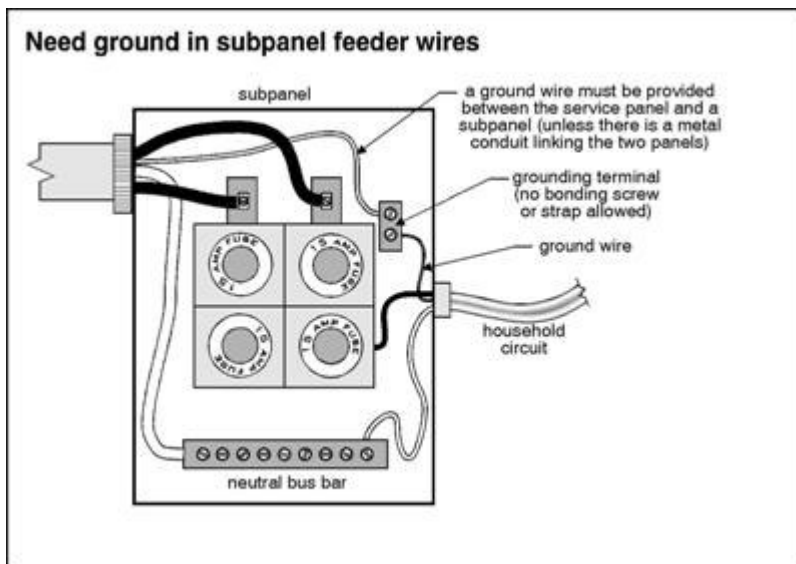


7.2 Picture 1

View of interior of electrical sub-panel. (Picture 2) The sub-panel has the ground and neutral bonded together. This is a prohibited practice because it allows normal electrical flow back to the main panel along the ground path. This can allow shock or electrocution of anyone working on sub-panel circuits. I recommend that the wiring be repaired or replaced by an electrician so that the neutral wire (normal electrical return path) is properly isolated from the ground wire (emergency return path) at the sub-panel.



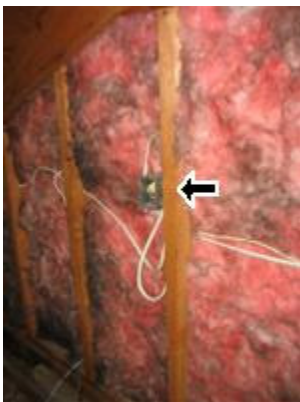
7.2 Picture 2



7.2 Picture 3

No anti-oxidant paste seen at main lugs in electrical panel. Oxidation on the service entrance wires may form over time resulting in arcing and flickering of lights, etc.

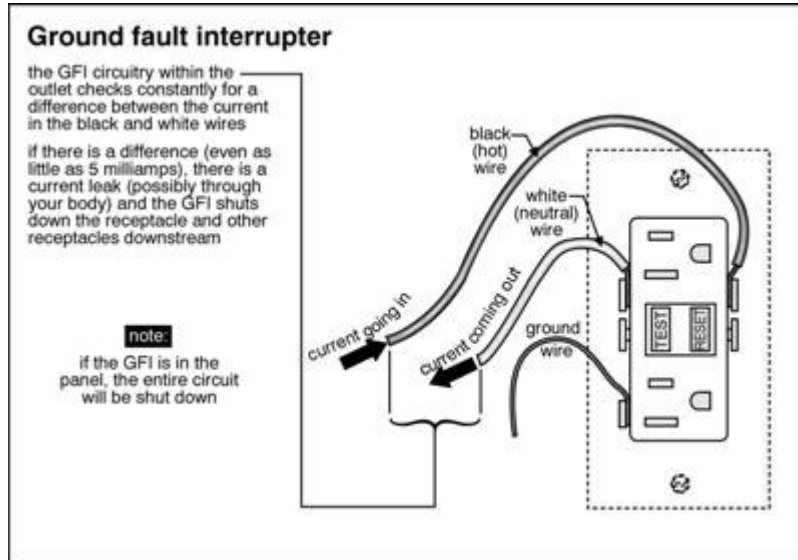
7.4 Exposed wiring seen in some areas. Splices and wire nuts should be properly enclosed in electrical utility boxes.



7.4 Picture 1

Overhead light in kitchen did not come on when tested. It may have bad ballast or bulbs.  
 No outlet found in half-bath. Recommend a duplex GFCI outlet be installed by a licensed electrician.  
 Outlet at side wall in basement was ungrounded.

7.6 While GFCI protection was not required in all applicable areas when the home was built, it would be a good idea to add the protection now by installing either GFCI outlets or GFCI circuit breakers at exterior outlets, and interior outlets within 5 feet of water supplies in bathrooms and kitchen as needed.



7.6 Picture 1

7.7 Smoke detectors should be tested at common hallway and bedrooms (if installed) upon moving in to home.

It is recommended that there be at least one smoke detector on each level of the residence installed in a common area (e.g. hallway or entranceway). There should also be a smoke detector in each sleeping area. Follow manufacturer's instructions for proper installation.

Smoke detectors have a life-span of approximately 10 years. It is recommended that older smoke detectors be replaced.

7.8 Carbon Monoxide detector(s) were not seen in the residence. While one may have been present, it was not observed at the time of inspection. Section 1225.2 of NY State Codes requires that the seller provide a Carbon Monoxide detector and that the required carbon monoxide detector shall be installed in the immediate vicinity of bedroom(s) on the lowest floor level of the dwelling unit containing bedroom(s). The detectors are typically available from hardware or department stores. You should check during final walk-through that one has been provided.

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



**HEATING**

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

		IN	RV	NI	NP	RR	Styles & Materials
8.0	HEATING EQUIPMENT	X					HEAT TYPE: CIRCULATING BOILER
8.1	NORMAL OPERATING CONTROLS	X					ENERGY SOURCE: OIL
8.2	AUTOMATIC SAFETY CONTROLS	X					NUMBER OF HEAT SYSTEMS (excluding wood): ONE
8.3	CHIMNEYS, FLUES AND VENTS	X					HEAT SYSTEM BRAND: WEIL-McLAIN
8.4	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X					DUCTWORK: N/A
8.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X					FILTER TYPE: N/A
8.6	SOLID FUEL HEATING DEVICES	X					TYPES OF FIREPLACES: CONVENTIONAL
8.7	GAS/LP FIRELOGS AND FIREPLACES				X		OPERABLE FIREPLACES: ONE
							NUMBER OF WOODSTOVES/COALSTOVES: NONE

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**Comments:**

8.0 View of heat system.(Picture 1)

Heating capacity of system (from furnace/boiler data plate) is 151,000 BTU/Hr (For your information). A general rule of thumb is that most homes need between 30 to 60 BTU per hour per square foot of heated space. Older homes typically need more, newer homes typically need less.



8.0 Picture 1

8.4 Considerable rust seen at distribution pump. (Picture 1) You may wish to have an HVAC company review and perform any needed maintenance.

The system did provide heat when tested.



8.4 Picture 1

**8.6** View of fireplace. (Picture 1) Be careful when selecting fuel for your fireplace. Softwoods like firs, cedars and pines can give off creosote which will coat the inside of the chimney and can eventually lead to a chimney fire. Exceptionally hard woods like locust or ash can burn too hot, resulting in warped or damaged flue, chimney and firebox components. You are usually best off using common hardwoods like oak, maple, and fruitwood.

If you chose to burn Duraflame logs (or similar manufactured products), be sure to read manufacturers instructions and do not burn more than one at a time.



8.6 Picture 1

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

## STRUCTURAL COMPONENTS

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

		IN	RV	NI	NP	RR	Styles & Materials
9.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X					FOUNDATION: MASONRY BLOCK
9.1	WALLS (Structural)	X					METHOD USED TO OBSERVE CRAWLSPACE: NO CRAWLSPACE
9.2	COLUMNS OR PIERS	X					FLOOR STRUCTURE: WOOD JOISTS
9.3	FLOORS (Structural)	X					WALL STRUCTURE: WOOD STUD
9.4	CEILINGS (structural)	X					COLUMNS OR PIERS: STEEL LALLY COLUMNS SUPPORTING WALLS
9.5	ROOF STRUCTURE AND ATTIC	X					CEILING STRUCTURE: WOOD JOIST

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ROOF STRUCTURE:  
LATERAL BRACING  
PLYWOOD  
SHEATHING  
WOOD RAFTERS

ROOF-TYPE:  
GABLE

METHOD USED TO OBSERVE ATTIC:  
CRAWLED

ATTIC INFO:  
PULL DOWN STAIRS  
SCUTTLE HOLE

### Comments:

9.0 Stair-steps cracks are present in the foundation. These are common in block foundations and are seldom a cause for concern unless they show significant separation, displacement or continued movement You should caulk these cracks so that they do not become an entry point for termites or other insect pests.

There was also at least one straight-line crack but no structural instability was noted. Monitor of changes.

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

**SEPTIC SYSTEM**

		IN	RV	NI	NP	RR	Styles & Materials
10.0	SEPTIC FIELD	X					SEPTIC TANK: NOT INSPECTED (BELOW GROUND)
10.1	BOOSTER PUMP AND ALARM				X		
10.2	VISIBLE INSPECTION OF INSIDE TANK			X			

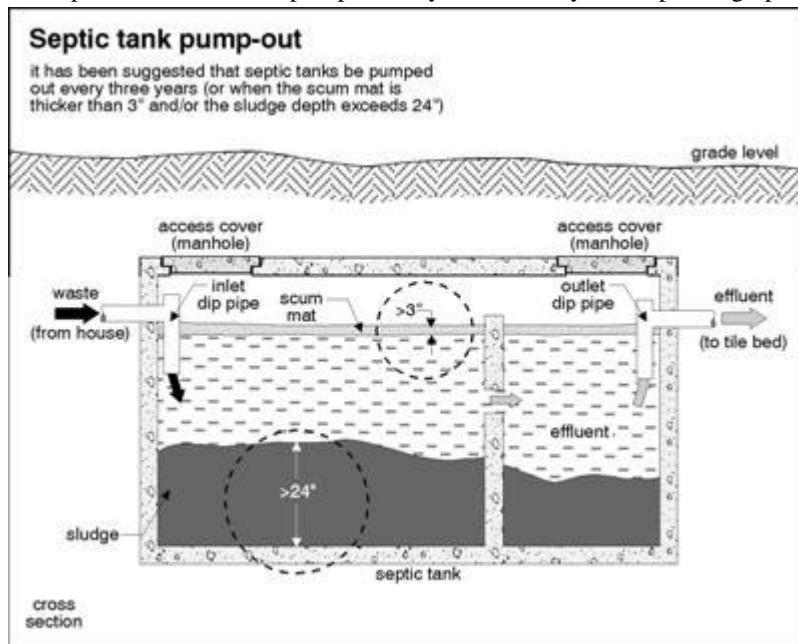
IN RV NI NP RR

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**Comments:**

10.0 Inspected the property in the location of Drain Field area. There were no signs of failure or blockage and the grounds appear normal. I did not inspect the tank or drain lines for size or condition. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Since the house has been vacated for an undetermined length of time, a septic dye test may be inconclusive if the tank is near empty. I recommend that if the septic tank hasn't been pumped and inspected in the last 4-5 years, it should be pumped and visually inspected during the pump-out process to determine it's true condition.

10.2 Septic tanks should be pumped every two to five years depending upon use.



10.2 Picture 1

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