



Metro

Home & Property Inspections

Metro Home & Property Inspections

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Property Inspection Report

Client(s): **Deleted For Privacy**

Property address: **Deleted For Privacy**
Staten Island, NY 10308

Inspection date: **Saturday, September 29, 2018**

This report published on Wednesday, October 10, 2018 11:50:28 AM EDT

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This report is limited to visual observations of apparent conditions of readily accessible areas of the building existing at the time of the inspection only, and is for the purpose of alerting the client to major deficiencies. Latent and concealed defects and deficiencies are excluded from the inspection since they cannot be seen.

The report is not a compliance inspection or certification for past and present government codes or regulations of any kind. The inspection and reporting are performed as per the standards of practice set by the NY State Department of State Home Inspection advisory Committee and InterNACHI (International Association of Certified Home Inspectors). Reported defects are the opinion of the Home Inspector that can help in making the decision for purchase or sale of the property and should not be considered as the guidelines.










Excluded in this report are swimming pools, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems,

underground oil tanks, lead paint, indoor air quality, water quality, asbestos, carbon monoxide, appliances, telephone and audio-visual equipment

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

General Information

Report number: 09292018

Time started: 9:30am

Time finished: 12:30 pm

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Inspector: Rocco Papapietro

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Warm

Ground condition: Dry

Recent weather: Rain

Overnight temperature: Cool

Inspection fee: 350.00

Payment method: Cash

Type of building: Duplex, Multiplex

Buildings inspected: One house

Number of residential units inspected: 2

Age of main building: 48 Years Old

Source for main building age: Built in 1970

Occupied: Yes

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding

these items are as a courtesy only.

Condition of fences and gates: Appeared serviceable

Fence and gate material: Chain link, Plastic

Site profile: Minor slope

Condition of driveway: Near, at or beyond service life

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Required repairs, replacement and/or evaluation (see comments below), Near, at or beyond service life

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Open

Condition of decks, porches and/or balconies: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood

Exterior stair material: Concrete



1)   Sidewalk(s) and/or patios were undermined in one or more areas. Significant damage has occurred, where one or more sidewalk and/or patio sections need replacing. Recommend that a qualified contractor replace or repair sections as necessary.



Photo 1-1



Photo 1-2



Photo 1-3



Photo 1-4



Photo 1-5



2)   Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the driveway. For safety reasons, recommend that a qualified contractor repair as necessary.



Photo 2-1



3)   Guardrails at one or more locations with drop-offs higher than 30 inches were missing components, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.



Photo 3-1


4)  One or more deck or porch beams were not positively secured to the support posts below. Deck or porch beams are commonly connected to support posts by "toenailing," which is inadequate. Decks and porches are subject to movement under live loads and require a positive connection between their support posts and beams. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber to connect posts and beams.



Photo 4-1

5)  One or more planters were damaged or deteriorated. Recommend that a qualified person repair or replace planters as necessary.



Photo 5-1 Beginning of rotted wood. Also water will sit in this area



Photo 5-2


6)  Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.



Photo 6-1



Photo 6-2



Photo 6-3


7)  Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios. Recommend that qualified contractor repair as necessary.



Photo 7-1 Seal this section to prevent water intrusion



Photo 7-2


8)  Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.



Photo 8-1



Photo 8-2



Photo 8-3



9)  Wooden support posts for the deck or porch were resting directly on concrete piers or footings below. Water may wick up into the support post ends and result in elevated levels of moisture in the wooden support post ends. This is a conducive condition for wood-destroying organisms. Support posts should rest in metal brackets above concrete piers or footings, or should be separated from the concrete below by impervious membranes such as composition shingle scraps. Even if posts are made of treated wood the cut ends may not have been field-treated, leaving little or no preservative at the post center. Recommend that a qualified contractor repair per standard building practices. For example, by installing composition shingle scraps between the posts and the concrete below.




Photo 9-1

10)  One or more fences were damaged or deteriorated and need repair.

Sections of the Fence in yard were damaged and tilting towards the neighbors house



Photo 10-1

11)  Sections of the Lattices around deck were damaged

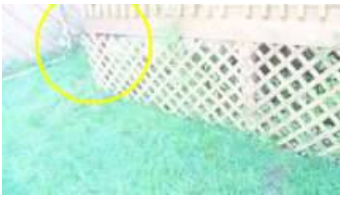


Photo 11-1



Photo 11-2

12) Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary. In picture below, Driveway pulled apart from garage floor. I recommend having this repaired to prevent further heaving



Photo 12-1

13) Medal Handrail and guardrail for side apartment were very rotted.



Photo 13-1



Photo 13-2



Photo 13-3

14) Steps for Side apartment were damaged and cracked. I recommend having this valued by a professional contractor.



Photo 14-1

15)

16) Stairs going into main apartment are severely damaged and I recommend having these stairs evaluated by a qualified contractor



Photo 16-1



Photo 16-2



Photo 16-3

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground, with binoculars

Condition of wall exterior covering: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame


Wall covering: Asbestos

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Finished basement

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Poured in place concrete

17)  Wood frame around 1st floor sliders is beginning to show signs of rot. Recommend having this painted or replaced


18)  Many sections of siding and/or trim were missing and/or damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 18-1



Photo 18-2



Photo 18-3 Downspout should go to ground level - Disregard Broken Shingle



Photo 18-4



Photo 18-5



Photo 18-6



Photo 18-7



Photo 18-8



Photo 18-9

19) One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



Photo 19-1

20) Some areas of the exterior paint or stain finish were incomplete and/or substandard. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 20-1



Photo 20-2 Garage door needs refinishing. Was not maintained



Photo 20-3

21) Stains were found at one or more soffit board and gutters, but no elevated moisture levels were found and the shingles appeared to be in good condition. Based on the inspector's findings, these stains may be from past leaks. Monitor these areas in the future. If moisture is observed, recommend that a qualified contractor evaluate and repair as necessary.



Photo 21-1



Photo 21-2



Photo 21-3 Missing downspout
- Disregard stain on exterior wall

22) Above the front door of main apartment there are two holes. I recommend sealing these holes to prevent moisture, insects, and rodents from entering house



Photo 22-1



Photo 22-2


Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of floor substructure above: Appeared serviceable

23)  Carpet was installed in the basement. Carpet absorbs and retains moisture and odors in humid environments such as basements. Monitor carpeted areas for moisture and odors in the future. Carpeting may need removal and/or replacement with a moisture-resistant flooring material.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Age of roof surface(s): 22 years old

Roof inspection method: Viewed from ground, Viewed from ground with binoculars

Condition of roof surface material: Appeared serviceable, Near, at or beyond service life


Roof surface material: Asphalt Shingles

Roof type: Gable

Apparent number of layers of roof surface material: Multiple

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)

Gutter and downspout material: Aluminum

24)  The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."


25)  Gaps were found in or around roof soffits and can allow birds or vermin to enter the attic and could also be the source of water entering the dining room area corners. Recommend that a qualified person repair as necessary to eliminate gaps.



Photo 25-1



Photo 25-2

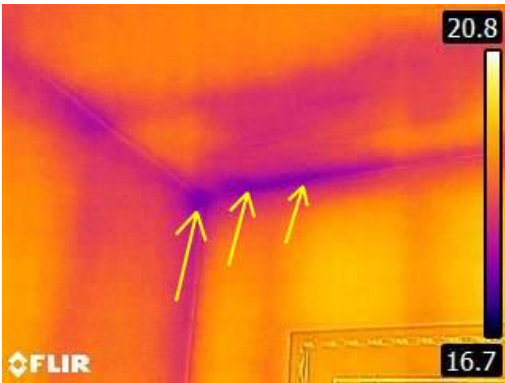


Photo 25-3

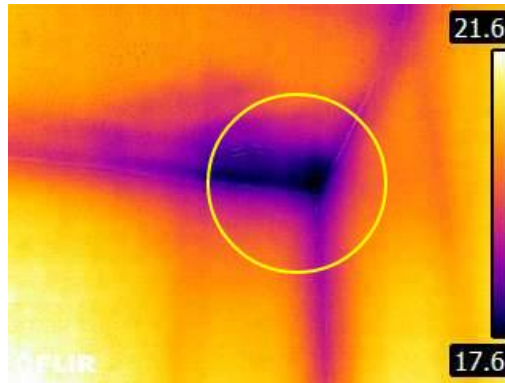


Photo 25-4



Photo 25-5



Photo 25-6


26)  One or more downspouts were missing. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 26-1 Downspout should go to ground level - Disregard Broken Shingle



Photo 26-2 Missing downspout - Disregard stain on exterior wall

27) **i** This asphalt or fiberglass composition roof surface appeared to have two or more layers of shingles. Additional layers of composition shingles typically last only 80% of their rated life, and the shingle manufacturer's warranty may be voided. The client should be aware that all layers of roofing will need to be removed when this roof surface needs replacing.

28) Gutter on right side of house near the front has a spike that is coming loose and recommend having it repaired before it gets work and loosens the gutter



Photo 28-1

29) The roofing shingles are 22 years old according to home owners. Roof shingles have an estimated life of 25 to 30 years depending on the type of shingle used. Roof seems to be fine and I also examined the attic and there were no signs of water leaks at the time of inspection

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Traversed

Location of attic access point #A: Hallway, second floor

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass roll or batt

Vermiculite insulation present: None visible

Vapor retarder: Installed

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Open soffit vents, Mechanical vents with powered fan


30)  The pull-down attic stairs were not insulated. Typically, such stairs that are not insulated also do not have any weatherstripping installed. Recommend that a qualified person install insulation and weatherstripping per standard building practices for better energy efficiency. For more information, visit: <http://www.reporthost.com/?INSATTSTRS>. Also, Door did not sit in the frame evenly and when closing it overlapped the right side. Recommend installing insulation as



Photo 30-1 Overlaps trim on right

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below), Needs to be sanded, repainted and stained

Type of door between garage and house: Wood

Condition of exterior entry doors: Appeared serviceable

Condition of garage floor: Appeared serviceable

Condition of garage interior:


31)  One or more holes were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall). For more information, visit: <http://www.reporthost.com/?AGFR>



Photo 31-1


32)  The step(s) installed below the door between the garage and the house were deteriorated and/or substandard. This is a fall or trip hazard. A qualified person should repair as necessary.



Photo 32-1



Photo 32-2



Photo 32-3



Photo 32-4

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 3

Service voltage (volts): 120-240, 3 phase, 4 wire, 120

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Behind Front Door

Location of main service panel #B: Behind Front Door

Location of main disconnect: Breaker at top of main service panel

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Copper

Ground fault circuit interrupter (GFCI) protection present: No

Arc fault circuit interrupter (AFCI) protection present: No

Smoke alarms installed: Yes, but not tested, Only 1 in the main apartment and it very old. Recommend replacing and adding more. Side apartment has one that looks fairly new. It was tested and worked fine

Carbon monoxide alarms installed: No, recommend install

Smoke alarm power source(s): Battery







33)    Substandard wiring was found at the attic. For example, missing or broken cover plates. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.



Photo 33-1

34)    One or more electric receptacles (outlets) at the kitchen had no visible ground fault circuit interrupter (GFCI) protection, or the

inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporhost.com/?GFCI>

GFCI'S were missing in apartment kitchen and main apartment



Photo 34-1



Photo 34-2

35) + The electric service was configured so that too many hand movements were necessary to turn off all power for the service. Six or fewer circuit breakers should be required to turn off all power to a residence. This is a potential safety hazard during an emergency when the power needs to be turned off quickly. Recommend that a qualified electrician repair per standard building practices.

36) + One or more electric receptacles (outlets) and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



Photo 36-1



Photo 36-2

37) + One or more electric receptacles (outlets) in Basement were incorrectly wired with "false grounds" where the receptacle's ground screw is connected to the neutral or white wire in the circuit. Such receptacles may appear to be grounded when they aren't. This is a shock hazard, and can damage equipment plugged into such receptacles. Recommend that a qualified electrician repair as necessary. For more information, visit:

<http://www.reporhost.com/?FLSGRND>



Photo 37-1

38) + One or more electric receptacles (outlets) in basement had reverse-polarity wiring, where the hot and neutral wires were reversed.

This is a shock hazard. Recommend that a qualified electrician repair as necessary. For more information, visit:

<http://www.reporhost.com/?RPR>



Photo 38-1



39)   One or more installed outside were loose. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair as necessary.



Photo 39-1



Photo 39-2



40)   One or more slots where circuit breakers are normally installed were open in panel(s) #A. Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.



Photo 40-1





41)   One or more wires inside panel(s) #A were loose, and were not terminated. This poses a safety hazard for shock and/or fire. Recommend that a qualified electrician remove any abandoned wiring or repair as necessary. For example, by trimming wires to length and installing wire nuts.




Photo 41-1

42)   Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:

<http://www.reporhost.com/?SMKALRMLS>



Photo 42-1

43)  Carbon monoxide alarms were missing from one or more sleeping areas and/or on one or more levels. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit: <http://www.reporthost.com/?COALRM>


44)  One or more wall-mounted exterior light fixtures had no caulk installed above the back plate. Water can enter the space behind the back plate and contact wiring. This is a potential shock hazard. Recommend that a qualified person apply caulk above and around the back plate per standard building practices. A gap should be left at the bottom of the plate so that condensation can drain out.



Photo 44-1


45)  Receptacle in basement is missing a cover and is loose.



Photo 45-1


46)  One or more electric receptacles (outlets) appeared to have no power. Recommend asking the property owner about this. Switches may need to be operated to make some receptacles energized. If necessary, recommend that a qualified electrician evaluate and repair.



Photo 46-1 Middle light on electric detector should be green



Photo 46-2



Photo 46-3



Photo 46-4



47)  The legend for circuit breakers or fuses in panel(s) #A and B was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.




Photo 47-1



Photo 47-2

48)  The service drop wires were in contact with trees or vegetation. This can result in damage to wiring insulation or broken wires during high winds. Recommend pruning trees or vegetation as necessary. The utility company may prune trees at no charge.

49)  One or more light fixtures on outside deck were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.


50)  Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 50-1



Photo 50-2

51) Exterior light on deck was not working. I recommend having it repaired by a qualified electrician



Photo 51-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water meter: Basement

Location of main water shut-off: Basement

Service pipe material: Copper

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Location(s) of plumbing clean-outs: Basement

Vent pipe condition: Appeared serviceable

Vent pipe material: Cast iron

Sump pump installed: No

Sewage ejector pump installed: No

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water

recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Estimated age: Manufactured in 2014

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Manufacturer: A.O. Smith

Location of water heater: Basement


Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 105

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

52)  The temperature-pressure relief valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor, or routing it to drain outside. For more information, visit:

<http://www.reporhost.com/?TPRVALVE>



Photo 52-1

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: Not Available

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: Manufactured in 2003

Forced air heating system manufacturer: Trane

Location of forced air furnace: Basement

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Type of combustion air supply: Vent(s) to exterior

Condition of cooling system and/or heat pump: Appeared serviceable, Manufactured in 2003

Cooling system and/or heat pump fuel type: Electric, Natural gas

Type: Split system

Estimated age: 15 years old


Manufacturer: Trane

Heat pump or air conditioner model number: 2TTB0048A1000AA

Heat pump or air conditioner serial number: 3102J5M3F

Condition of controls: Appeared serviceable

Condition of whole house fan: Appeared serviceable

53)  The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be at this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



54)  Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.



Photo 54-1



Photo 54-2

55)  The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Units normally have the life-span of 15 to 20 years and this unit was manufactured in 2003. Inspector turned on the heat and the furnace was working fine at time of inspection. Unit was clean and had a blue flame at time of inspection

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

56) Wood trim around Hearth was damaged



Photo 56-1

57) Inspector was not able to fully evaluate fireplace because it was inaccessible



Photo 57-1 Inspectors are not permitted to move items out of way because it is against the Standards of Practice

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Range, Oven, Dishwasher, Refrigerator, Microwave oven

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of dishwasher: Appeared serviceable, Very Old - Looks like original

Condition of range, cooktop or oven: Near, at or beyond service life

Range, cooktop or oven type: Natural gas

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Near, at or beyond service life

58) 🛠️ One or more cabinets, drawers and/or cabinet doors were loose. Recommend that a qualified person repair or replace as necessary.



Photo 58-1 Loose Hings

59) 🛠️ 3 and/or 4 cooktop were inoperable. Recommend that a qualified person repair as necessary.



Photo 59-1 Two burners in front were only working

60) 🛠️ One or more cabinet drawers were difficult to open or close and/or damaged. Recommend that a qualified person repair as necessary.



Photo 60-1


61)  The sink faucet in the main apartment on second floor was loose. Recommend that a qualified person repair as necessary.



Photo 61-1 Loose kitchen faucet

62)  Logo on the Hood above the stove in the side apartment was broken. Not an issue but strictly for cosmetic purposes



Photo 62-1 Loose logo

63) A kitchen cabinet both in the main apartment and in the side apartment were hitting the stove when opening.



Photo 63-1 Cabinet door hitting stove

64) Kitchen cabinets throughout entire house were very old. Most likely original cabinets.

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, second floor, Second Floor Main Apartment

Location #B: Full bath, basement, Main Apartment Basement

Location #C: Full bath, Side Apartment

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)

Bathroom and laundry ventilation type: Windows

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: Yes



65)  One or more cabinets, drawers and/or cabinet doors at location(s) #B were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.



Photo 65-1




Photo 65-2

66)  One or more sink faucet handles at location(s) #A were Damaged. Recommend that a qualified person repair or replace as necessary.

Cold Water faucet was damaged



Photo 66-1 Disregard arrows showing damaged handle

67)  One or more handles controlling water flow to the shower at location(s) #A and B were . Recommend that a qualified person repair or replace handles as necessary.



68)  The exhaust fan at location(s) #B was . Moisture may accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.



Photo 68-1

69)  The bathroom with a shower or bathtub at location(s) #A didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

At one time there was a window in the shower but it was covered with a wall and a shower was installed. On the outside of window it had cardboard inside the window



Photo 69-1 Cardboard inside window

70) Gaps, no caulk, or substandard caulking were found between countertops and backsplashes at location(s) #A. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.



Photo 70-1

71) Cabinet door handles or drawer pulls were missing at location(s) #A. Where operation is difficult, recommend installing handles and/or pulls.



Photo 71-1 Missing handle



Photo 71-2

72) The sink faucet at location(s) #A was dripping. Recommend that a qualified person repair as necessary.

Bathroom had two sinks. The dripping was from sink on the left. The hot water was off. Realtor called homeowner and he stated it was off because there was a problem with hot water. Inspector did not turn the hot water on because it is against the Standards of an Inspection



Photo 72-1 Disregard arrows showing damaged handle

73) One or more sink drains were leaking at location(s) #C. A qualified person should repair as necessary.



Photo 73-1

74) The sink drain stopper mechanism at location(s) #A was inoperable. Recommend that a qualified person repair or replace as necessary.

Right side sink drain stopper was inoperable


75)  Caulk around the base of the toilet at location(s) #B was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.



Photo 75-1



Photo 75-2


76)  Caulk was missing around the base of the bathtub spout, or there was a gap behind it, at location(s) #B. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.



Photo 76-1



77)  Gaps, no caulk, or substandard caulking were found between the bathtub and the at location(s) #B and C. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.




Photo 77-1



Photo 77-2

78)  Rubber water supply hoses were installed at the clothes washer. These hoses are prone to bursting when deteriorated, which can result in flooding and significant water damage. Recommend upgrading to braided, stainless steel hoses.

79)  The sink faucet was loose at location(s) #A and B. Recommend that a qualified person repair as necessary.

Shower Faucet was loose



Photo 79-1



Photo 79-2

80) The bathroom in the main apartment had caulk over all the grout which was a negative factor as far as a cosmetic issue. There did not seem to be any leaks at the time of inspection

81) Water spickett in the shower was very loose and I recommend having this repaired by a qualified contractor



Photo 81-1

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Vinyl, Double-hung


Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Flooring type or covering: Wood or wood products

82)  Stains and elevated levels of moisture were found in one or more ceiling areas. The stains appear to be due to an active roof leak. Recommend that a qualified contractor evaluate and repair as necessary.

Leak seems to be entering from where the roof meets gutters. Tiny openings appear that could be allowing water to enter.



Photo 82-1



Photo 82-2



Photo 82-3



Photo 82-4



Photo 82-5

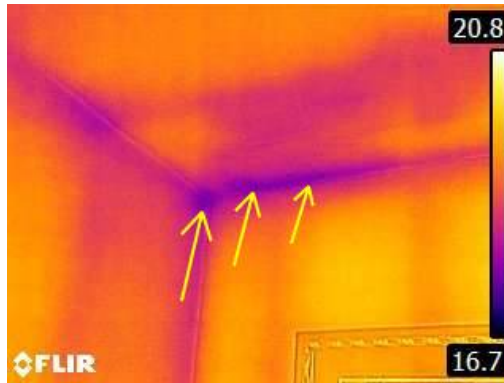


Photo 82-6

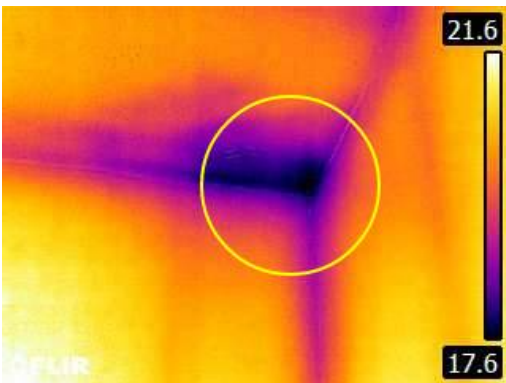


Photo 82-7



Photo 82-8



Photo 82-9

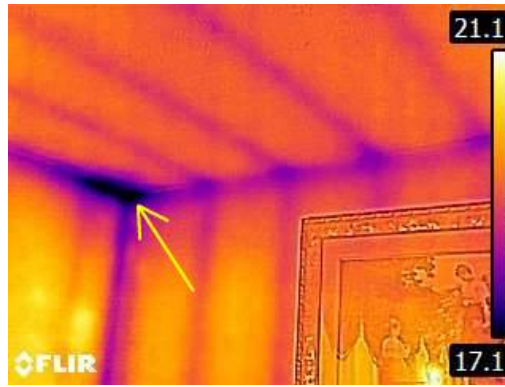




Photo 82-10



Photo 82-11

83)  Trim or jambs around one or more exterior doors was deteriorated and/or substandard. Recommend that a qualified person repair, replace or install as necessary.

Side apartment and rear slider

84)  Some interior door hardware (locksets) were inoperable, loose and/or missing. Recommend that a qualified person repair or replace as necessary.

The lockset on the door in the second floor bathroom going into bedroom did not lock

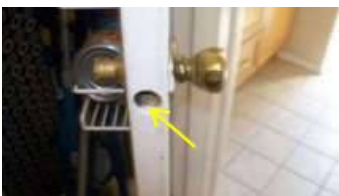


Photo 84-1 Missing hardware



Photo 84-2 Loose Door Knob


85)  One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.



Photo 85-1 Damaged Window Screens



Photo 85-2 Damaged Window Screens


86)  One or more walls and/or ceilings were cracked. Recommend that a qualified person repair as necessary.



Photo 86-1



Photo 86-2



Photo 86-3



87)  Fixtures such as towel hangers and/or toilet paper holders were loose. Recommend that a qualified person repair or replace as necessary.




Photo 87-1



Photo 87-2

88)  One or more sliding glass doors were difficult to open or close. Recommend that a qualified person maintain, repair or replace door(s) as necessary. Often, cleaning the track and applying a lubricant will help.

89)  The handles on one or more sliding glass doors were loose. Recommend that a qualified person repair as necessary.


90)  One or more sliding closet doors in the basement were off the track. Recommend that a qualified person adjust or repair as necessary.




Photo 90-1



Photo 90-2



Photo 90-3

91)  Lock mechanisms on one or more windows were difficult to operate. This can pose a security risk. Recommend that a qualified person repair as necessary.

Many window locks throughout the house were not working because the windows did not shut properly



Photo 91-1

92) 🛠️ Trim was missing in one or more areas. Recommend that a qualified person repair as necessary.



Photo 92-1



Photo 92-2



Photo 92-3

93) 🚪 Floor guides were missing at one or more sliding closet doors.

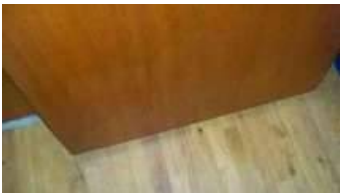


Photo 93-1

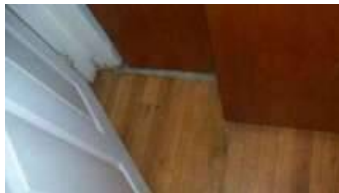


Photo 93-2

94) 📊 Ceiling above the kitchen sink showed signs of high moisture readings. Realtor stated there was a previous leaking pipe that was previously repaired



Photo 94-1 47 percent moisture reading



Photo 94-2

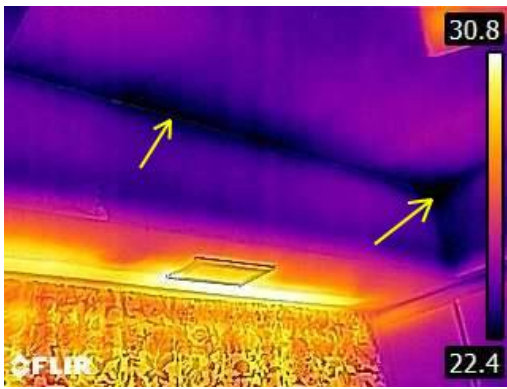


Photo 94-3 Dark sections are moisture



Photo 94-4

95) Stains were found in one or more ceiling areas, including ceiling in basement bathroom . However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.



Photo 95-1 Old water stains - 0 percent moisture



Photo 95-2



Photo 95-3



Photo 95-4 Very Dry - no active water



Photo 95-5



Photo 95-6 Very dry - no active moisture



Photo 95-7

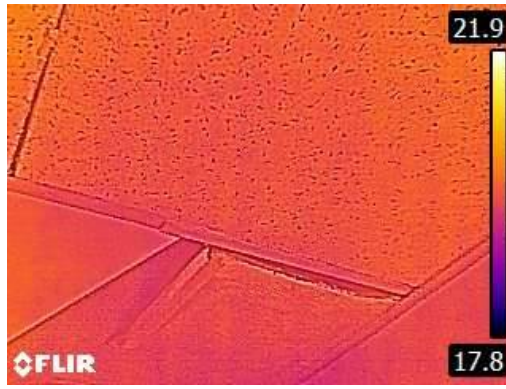


Photo 95-8



Photo 95-9 Water stain on ceiling tile is from an old leak

96) A section of flooring was rotted and according to homeowner it was an old leak. No signs of leaking water were currently present. Inspector checked it with a moisture meter and Infrared Imaging



Photo 96-1



Photo 96-2



Photo 96-3 Very Dry - no active water



Photo 96-4



Photo 96-5

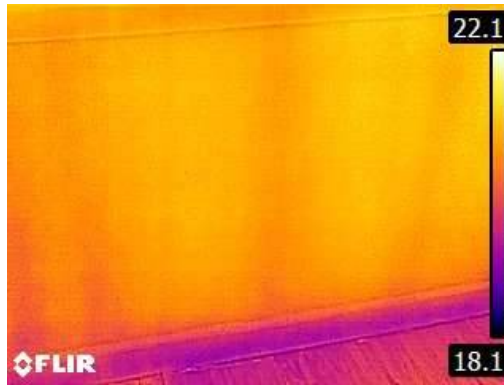


Photo 96-6 Very dry - no active moisture



Photo 96-7

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood-destroying insects: No

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: No

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: No

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