Inspection Report

Mr. Andy Reynolds

Property Address:
183 Harwood Circle
Penfield New York 14625

VETERANS HOME INSPECTION SERVICES

HENREY JETTY New York #16000044801
28 Larchwood Drive
Pittsford NY 14534
585-362-2848
National Radon Proficiency Program Certified #107326RT
FAA Airman Certified #3928548

VHIS

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Date: 1/13/2018	**Time:** 04:30 PM	**Report ID:** Reynolds011218
Property: 183 Harwood Circle Penfield New York 14625	**Customer:** Mr. Andy Reynolds	**Real Estate Professional:** Susan Hughes Howard Hanna

This report details specific information in layman's terms and is to give an inspector's professional opinion of the condition of the inspected elements of the referenced property or house on the time/date of the inspection. Facts and opinions are rendered based on the findings of a limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable New York Home Real Property Law and Industry standards.

The inspection was limited to the specified, readily visible and accessible major structural, mechanical and electrical elements of the house. This include the heating/cooling, plumbing, electrical systems, structural components, (foundation, masonry), roof structure, exterior / interior elements and other unique residential components. system, The inspection does not represent a technically exhaustive or use of probing evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. The Inspector cannot predict or identify issues during the inspection with respect to any concealed, inactive or future conditions of any of the inspected components.

The general inspection limitations outlined in the report and service agreement provide information regarding home inspections practices, including various limitations and exclusions, as well as some specific information related to a specific property. Key areas of concern are components that are deficient, unsafe, not functioning, and near the end of their service life. The Inspector may make comments during the inspection that may not appear in the report.

The information contained in this report was prepared exclusively for the named Clients. This report is not transferable without the expressed consent of the Client and is not intended for third party use.

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.

Satisfactory (SAT) – The inspected item was operating as expected sufficient to meet the demands or requirements for its minimum required function at the time of inspection.

Monitor (MON) – Inspected item is near or past its recommended service life or may soon require repair, replacement, or other scheduled work. Contact a qualified service technician and or contractor before closing for an evaluation or estimate of future repairs or replacement.

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.

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.

Before hiring any contractor, homeowners should check out references, go look at the builder's work and verify that the builder is properly licensed and insured. Always get at least three estimates. You should also insist that the contractor secure a building permit. A building permit will ensure that the project is inspected for proper construction and meets modern building standards by the municipal building inspector. Some homeowners view permits as a nuisance, but they are extremely important. They make sure the construction is proper and safe for you and your family. Newer real estate and insurance laws in some areas require permits to be drawn by existing owners for additions made by previous owners. This may delay sales of homes until proper permits are submitted and inspected by authorities.

Standards of Practice:
New York Home Real Property Law and Industry standards

In Attendance:
Customer and their agent

Type of building:
Single Family (1 story)

Style of Home:
Ranch

Approximate age of building:
58 years old built 1960

Current condition:
Not Occupied

Temperature:
approximatley 32 degrees

Weather:
Cloudy, Light Rain

Ground/Soil surface condition:
Staurated, Wet

Rain or snow in last 3 days:
Yes

Radon Test:
No

Size of home:
1,741 square feet

Out Bulidings:
Shed

1. Roofing / Structure and Chimneys

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.The roof inspection is not a warranty, guarantee or certification of any kind and is not a guarantee that the roof will not leak in the future. Evidence of past or present roof leakage is also assessed from the attic. If a building has a pitched roof, the roof can be viewed from the site. It is not advisable to climb onto this type of roof as a means of checking it. Climbing on the roof can damage roof shingles, especially older shingles. A leakage problem can be created simply by walking on a pitched roof surface. The roof, the roof penetrations and the roof flashings are inspected as best as possible from all possible vantage points from the ground level with binoculars or from a ladder at the roofs edge (when possible) and the limited visible underside of the roof from inside of the attic space.

roof area

roof area

roof area

roof area

Viewed roof covering from: *Ground Walked roof* **Roof-Type:** *Gable* **Roof Covering:** *Architectural* **Age of roof:** *15-20 years old* **Roof Ventilation:** *Gable vents Ridge vents* **Chimney (exterior) 1:** *Brick* **Chimney cap (s):** *yes* **Sky Light(s):** *Two* **Plumbing Vents:** *Metal* **Rain Gutters:** *Metal*

1.0 Roof Coverings - *Repair or Replace*

The roof covering is old, and the life of covering has expired. The covering does need to be replaced. Anticipate future replacement costs. Recommend replacement and further evaluation by a qualified roofing contractor for cost estimates and repairs. Some areas of moss growth were observed on the roof. Moss can lead to premature aging of the roof surface. Recommend that the roof is treated for moss.

1.1 Flashings - *Satisfactory*

1.2 Facias and Soffits - *Repair or Replace*

The exposed eave, fascia, and soffit needs primer and paint around the garage. The wood may need to be replaced. Recommend further evaluation and cost estimates by a qualified siding or painting contractor.

1.3 Roof Penetrations - *Satisfactory*

1.4 Roof Ventilation (hoods, covers, fans, vents) - *Satisfactory*

1.5 Roof Drainage Systems (gutters and downspouts) - *Repair or Replace*

The ground drain lines need extending and burying below the surface. Most downspouts discharge across walkways and may present a slip hazard during winter months. Try to keep water drainage away from the foundation. Monitor and repair as needed. Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection. All gutters should have drain wire nets installed to minimize leaks and debris clogging the downspouts. Without wire guard nets in the top of the downspout the downspout will fill with water and break. Repair as required. The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. In colder weather these gutters will fill with water and freeze. This condition may expand, clog and break the gutters or downspouts. If the “one downspout for every 20 feet of gutter” ratio is followed, then one linear foot of 5” gutter can handle the amount of water that gathers over 32 square feet of roof area if rainfall is about 3” per hour (heavy rain). You may consider adding an additional downspouts or install a 6” or wider gutter. The front side gutter is damaged and needs repair.

1.6 Plumbing Vents - *Satisfactory*

1.7 Chimney 1 - *Repair or Replace*

Slight cracking at the top/crown of the chimney was observed. Recommend sealing the cracks with caulk to prevent further cracking.

1.8 Skylights - *Repair or Replace*

Skylights are particularly prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection. The skylights were not opened. The skylight windows are showing signs of fogging. Fogging in double pane windows is due to a broken or worn seal. In most cases, replacing the window is the best solution, although some companies will simply replace the seal. Recommend consulting a local residential window installer for future replacement costs as required.

1.0 moss on roof

1.5 damaged downspouts

1.5 debris in gutters

1.5 damaged gutter

1.7 crown cracking and pointing

1.8 fogging in window

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

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials;

Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

front side

front right side

right side

backside

left side

Siding Style: *Lap* **Siding Material:** *Composite board* **Exterior Entry Doors:** *Wood with glass Metal with glass* **Appurtenance:** *Walkway Partial fenced yard* **Driveway:** *Asphalt* **Site Grading:** *Satisfactory site grade* **Outside Faucets:** *Older style Hose Bib* **Walkway:** *Concrete Patio Paver* **Patio or porch:** *Paver* **Storms and screen windows:** *Stored in the basement/garage/attic On windows and doors*

2.0 Foundation Ground Slope - *Repair or Replace*

Negative grade noted at areas around the house, correct as required to maintain an adequate slope away from the foundation. This condition allows water to pool and penetrate the basement foundation. Maintain 4-6 inches below the siding as not to allow water to wick up into the framing. I recommend correcting landscape to drain water away from home.

2.1 Site Grading - *Satisfactory*

2.2 Walkways and driveway - *Repair or Replace*

Settlement and cracking of the asphalt driveway was observed. Typical for the age of the home. Periodic sealing is recommended for asphalt surfaces. Recommend resurfacing or replacing the driveway. The left side walkway and porch are poorly installed. This condition will cause a trip hazard. Recommend replacement in accordance with local building standards.

2.3 Wall Cladding, Flashing and Trim - *Repair or Replace*

Water absorption into the siding is present and blisters and deterioration are observed in areas around the house. Maintain paint and caulk on all exterior wood and composite surfaces to minimize water damage. I recommend repair or replace of siding as necessary. The entire house needs scraping resealing, priming and painting.Maintain paint and caulk on all exterior wood surfaces to minimize water damage. Older homes have lead paint and tests should be conducted by an independent inspection if confirmation or a risk assessment is required by the lending agency. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2.4 Doors (Exterior) - *Repair or Replace*

Some weathering/wear of the doors wood trim was noted. Exterior wood elements are particularly susceptible to decay and insect damage. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. All exterior wood elements should be inspected at least annually. Recommend repair and or refinish as needed.

2.5 Windows (exterior view) - *Repair or Replace*

The wood trim and glazing is peeling paint at most wood trimmed windows. Further deterioration may occur if not repaired. I recommend maintaining paint and glazing on older wood units by a qualified contractor. Repair or replace as needed. Some exterior weathering, fogging between the glass panes was noted on several windows. Fogging in double pane windows is due to a broken or worn seal. In most cases, replacing the window is the best solution, although some companies will simply replace the seal. Recommend consulting a local residential window installer for future replacement costs if required. Exposed water damaged wood trim on several windows was observed. Maintain paint and caulk on all exterior wood surfaces to include doors and window frames to minimize water damage. Recommend replacing spongy wood window trim. I could not determine the extent of water damage to the interior framing.

2.6 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings - *Repair or Replace*

The front walkway has settled and are below grade. This condition will allow water to pool and penetrate the foundation. Recommend re-installing the pavers to improve the pitch away from the house and prevent a trip hazard.

2.7 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building) - *Repair or Replace*

Homeowners should trim all trees, shrubs and other vegetation should be kept trimmed away from the house and roof. This helps prevent insect infestation, foundation issues, and water damage to the roof, septic systems, the foundation and siding. Provide a proper distance by cutting back bushes allowing a workman to conduct repairs around the house. Recommend a minimum clearance of bushes to be 12 to 18 inches from the house. Trees should be cut back far enough away that branches do not touch the house and pests cannot jump onto the exterior or roof.

2.8 Plumbing Water Faucets (hose bibs) Gas Lines - *Repair or Replace*

Old exterior hose bibbs/faucets were observed. Consider upgrade to frost free/anti siphon type units. Recommend disconnecting hoses and shut off during cold weather months. The exterior water faucet is broken and does not work. Recommend replacement.

2.9 Outlets (Exterior) Electrical - *Repair or Replace*

The side exterior outlet does not work. Recommend further evaluation and repairs by a qualifiedly electrician.

2.10 Additional Building - *Not Inspected*

I did not inspect any additional buildings. I only inspected the main structure. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s). Check with your local building dept for permit requirements.

2.11 Vents - *Repair or Replace*

The dryer vent cover is broken. This may allow insects and pests to enter the house. I recommend repair or replace as needed.

2.12 Weather Forecast - *Satisfactory*

Five day weather forecast. This forecast is provided to highlight the weather conditions that may affect the visual inspection of the house. This is to include factors affecting a Radon test if conducted. Weather conditions can sometimes prevent home inspectors from completing portions of an inspection, and liability can be a problem in some of these instances if undisclosed defects are discovered at a later date. Rain and snow are weather elements that can interfere with a full home inspection. Weather conditions before or after an inspection may change the conditions of previously inspected items.

2.13 Hazmat material exterior and interior - *Not Present*

2.14 Fence and or retaining wall - *Satisfactory*

2.15 Pests or insects exterior or interior - *Repair or Replace*

Mouse dropping were noted in the main house area and basement. All homes are subject to infestation by pests and insects. Maintain mouse traps and do not allow insects to nest in or around the home. If infested with mice, or other pests, treatment is required and damage must be repaired. Caulk, fill, or eliminate areas frequented by pests. Disease is the biggest danger of mouse and bird droppings. It is important to avoid having pest droppings in your home by keeping your living space free of mice birds and rats. Recommend contacting an exterminator to have the problem eliminated. The presence of insects and pests in a structure can present a significant hazard due to structural damage if infestations are undetected and/or left untreated. Such damage could result in the devaluation of a property/structure or substantial costs for repairs.


2.0 low grade


2.0 low grade back side


2.2 resurface driveway


2.2 left side steps


2.2 side door step


2.3 water damaged wood trim


2.3 water damaged wood trim


2.3 paint siding


2.5 water damaged windows

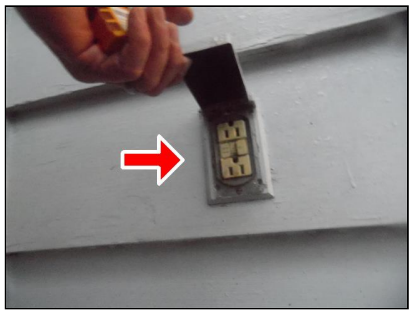

2.5 water damaged windows


2.5 water damaged windows


2.6 settled pavers

2.8 broken water faucet

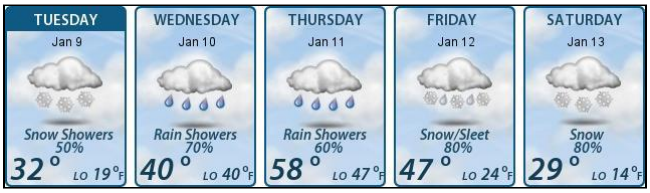
2.8 old style water faucet



2.9 no power to outlet

2.10 shed

2.11 broken vent



2.12 weather

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. 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. All surfaces of the house should be inspected semi-annually, and maintenance performed as needed. Exterior wood trim and wood composites are particularly susceptible to water damage. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could cause fogging or compromise the functioning of the window unit. These fogging conditions for windows and sliding glass doors may not be observable during the inspection. Many homes, including private, federally-assisted, federally-owned housing, and child care facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint. Lead-based paints were commonly used on older homes; lead paint tests should be conducted by an independent inspection if confirmation or a risk assessment is required by the lending agency. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Attic

The inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.


attic area


attic area


attic area


attic area


attic area


attic area

Attic Insulation: *Blown Cellulose* **Method used to observe attic or crawl space:** *From entry* **Roof Structure:** *2 X 8 Rafters* **Attic info:** *scuttle hole bedroom closet* **Attic Style or crawl space:** *Unfinished* **Ventilation:** *gable vent ridge vent* **Roof Sheating Attic:** *wood tongue and grove*

3.0 Insulation in Attic - *Satisfactory*

3.1 Visible Electric Wiring in Attic - *Repair or Replace*

The depth of the insulation prevented visual inspection of any wiring in the attic. Consider adding lights in the attic to provide better lighting for workmen and inspecting for water issues.

3.2 Roof Structure and Attic (Report leak signs or condensation) - *Repair or Replace*

Numerous water leaks were noted on the rafters and sheathing. This condition may be caused by leaks in the roof covering or under the siding. Recommend further evaluation and repairs by a qualified roofer.

3.3 Ventilation - *Satisfactory*

3.4 Attic Access - *Satisfactory*

3.5 Pests or insects in attic - *Not Present*

3.6 Heating ducts, vent pipes, chimney or flues - *Satisfactory*

3.7 Attic Rafters or Trusses - *Satisfactory*

3.8 Sheathing - *Repair or Replace*

Some sheathing on the roof has moisture damage. Areas of the roof from the attic have had water damage for a long period of time noted during the inspection. Recommend further evaluation and repairs if necessary by a licensed roofing contractor.


3.2 water leak


3.2 water leak

Research has shown that the best way to ventilate an attic is with a system that provides continuous airflow along the entire underside of the roof sheathing. This requires a balanced system of intake vents low at the roof's edge or in the soffit/eaves and exhaust vents at the ridge. 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.

4(A) . Master Bedroom

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. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.


master bedroom


master bedroom


master bedroom

Ceiling Materials: *Drywall* **Wall Material:** *Drywall Wallpaper* **Floor Covering(s):** *Hardwood T&G* **Doors:** *Hollow core wood* **Window Types:** *Casement*

4.0.A Ceilings - *Satisfactory*

Water stains were noted on the ceilings. Recommend painting and monitoring the area for water leaks. See par 1.0

4.1.A Walls - *Satisfactory*

4.2.A Floors - *Satisfactory*

4.3.A Doors (Representative number) - *Satisfactory*

4.4.A Windows (Representative number) - *Satisfactory*

See par 2.5

4.5.A Outlets, Switches and Fixtures - *Satisfactory*

4.6.A Closets - *Satisfactory*

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.

4(B) . Bedroom 2


bedroom 2


bedroom 2


bedroom 2

Ceiling Materials: *Drywall* **Wall Material:** *Drywall* **Floor Covering(s):** *Hardwood T&G* **Doors:** *Hollow core wood*
Window Types: *Casement*

4.0.B Ceilings - *Satisfactory*

4.1.B Walls - *Satisfactory*

4.2.B Floors - *Satisfactory*

4.3.B Doors (Representative number) - *Satisfactory*

4.4.B Windows (Representative number) - *Satisfactory*
See par 2.5

4.5.B Outlets, Switches and Fixtures - *Satisfactory*

4.6.B Closets - *Satisfactory*

4(C) . Bedroom 3


bedroom 3


bedroom 3


bedroom 3

Ceiling Materials: *Drywall* **Wall Material:** *Drywall* **Floor Covering(s):** *Hardwood T&G* **Doors:** *Hollow core wood*
Window Types: *Casement Picture window*

4.0.C Ceilings - *Satisfactory*

4.1.C Walls - *Satisfactory*

4.2.C Floors - *Satisfactory*

4.3.C Doors (Representative number) - *Satisfactory*

4.4.C Windows (Representative number) - *Satisfactory*
See par 2.5

4.5.C Outlets, Switches and Fixtures - *Satisfactory*

4.6.C Closets - *Satisfactory*

4(D) . Living Room

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. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.


living room


living room


living room

Ceiling Materials: *Drywall* **Wall Material:** *Drywall Brick* **Floor Covering(s):** *Wood* **Window Types:** *Casement Picture window*

4.0.D Ceilings - *Satisfactory*

4.1.D Walls - *Satisfactory*

4.2.D Floors - *Satisfactory*

4.3.D Windows (Representative number) - *Satisfactory*
See par 2.5

4.4.D Outlets, Switches and Fixtures - *Satisfactory*

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.

4(E) . Living Room 2


living room 2


living room 2

Ceiling Materials: *Drywall* **Wall Material:** *Drywall* **Floor Covering(s):** *Tile* **Window Types:** *Casement*

4.0.E Ceilings - *Satisfactory*

4.1.E Walls - *Satisfactory*

4.2.E Floors - *Satisfactory*

4.3.E Windows (Representative number) - *Satisfactory*
See par 2.5

4.4.E Outlets, Switches and Fixtures - *Satisfactory*

4(F) . Dining Room


dining room


dining room


dining room

Ceiling Materials: *Drywall* **Wall Material:** *Drywall* **Floor Covering(s):** *Tile* **Doors:** *Pocket door* **Window Types:** *Double-hung vinyl Tilt feature*

4.0.F Ceilings - *Satisfactory*

4.1.F Walls - *Satisfactory*

4.2.F Floors - *Satisfactory*

4.3.F Doors (Representative number) - *Satisfactory*

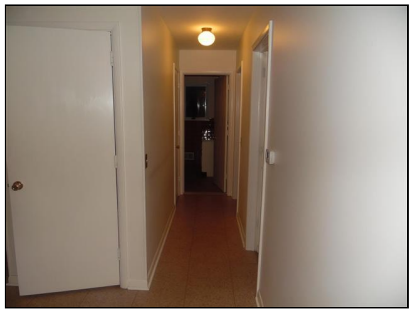
4.4.F Windows (Representative number) - *Satisfactory*
See par 2.5

4.5.F Outlets, Switches and Fixtures - *Satisfactory*

4(G) . Hallway and Other Rooms


garage foyer


garage foyer


hallway


hallway

Ceiling Materials: *Drywall* **Wall Material:** *Drywall* **Floor Covering(s):** *Tile* **Doors:** *wood with glass* **Window Types:** *Casement*

4.0.G Ceilings - *Satisfactory*

4.1.G Walls - *Satisfactory*

4.2.G Floors - *Satisfactory*

4.3.G Doors (Representative number) - *Satisfactory*

4.4.G Windows (Representative number) - *Satisfactory*
See par 2.5

4.5.G Outlets, Switches and Fixtures - *Satisfactory*

4.6.G Closets - *Satisfactory*

5(A) . Hallway Bathroom 1

The inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, electrical and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will always be required in the future.

shower

toilet and tub

sink

Exhaust Fans: *Fan with light* **Windows:** *casement* **Ceiling:** *Drywall* **Walls:** *Drywall Tile* **Doors:** *Hollow core wood* **Floors:** *Tile*

5.0.A Counters and Cabinets - *Satisfactory*

5.1.A Doors (Representative number) - *Satisfactory*

5.2.A Windows - *Satisfactory*

See par 2.5

5.3.A Plumbing Drain, Waste and Vent Systems - *Not Inspected*

See par 9.0

5.4.A Plumbing Water Supply and Distribution Systems and Fixtures - *Not Inspected*

See par 9.0

5.5.A Outlets Switches and Fixtures - *Satisfactory*

5.6.A Exhaust fan - *Satisfactory*

5.7.A Floor ceiling and walls - *Satisfactory*

5.8.A Tub sink and shower - *Repair or Replace*

See par 9.0 The stopper mechanism is disconnected and needs repair/replacement.

5.9.A Toilet - *Not Inspected*

See par 9.0

Bathrooms are normally areas that receive high usage containing many elements that have ongoing wear and occasional breakdowns, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during the time of a standard home inspection. The function and water tightness of fixture overflows or other internal fixture components generally cannot be inspected. Ancillary items such as saunas or steam baths are not within the normal standards of home inspection. Only a visual assessment of functional flow of the water and drainage are evaluated. Based on the potential for injury Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets. Water temperature is a personal performance for hot water supply and should be set by a qualified plumber. Water temperature is not evaluated by the inspector.

5(B) . Hallway Bathroom 2


hallway bathroom 2


hallway bathroom 2


hallway bathroom 2

Exhaust Fans: *Fan with light* **Windows:** *casement* **Ceiling:** *Drywall* **Walls:** *Drywall Tile* **Doors:** *Hollow core wood* **Floors:** *Tile*

5.0.B Counters and Cabinets - *Satisfactory*

5.1.B Doors (Representative number) - *Satisfactory*

5.2.B Windows - *Satisfactory*

See par 2.5

5.3.B Plumbing Drain, Waste and Vent Systems - *Satisfactory*

See par 9.0

5.4.B Plumbing Water Supply and Distribution Systems and Fixtures - *Satisfactory*

See par 9.0

5.5.B Outlets Switches and Fixtures - *Satisfactory*

5.6.B Exhaust fan - *Satisfactory*

5.7.B Floor ceiling and walls - *Repair or Replace*

Loose tiles were noted in the bathroom walls. This condition will allow water to penetrate the walls. Repair as required. Consult with the homeowner for spare tiles before closing.

5.8.B Tub sink and shower - *Satisfactory*

See par 9.0

5.9.B Toilet - *Satisfactory*

See par 9.0


5.8.B loose tiles

6. Kitchen

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. Inspection of standalone refrigerators, freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.


kitchen eating area


kitchen area


kitchen area


kitchen area

Disposer: *IN SINK ERATOR* **Range/Oven/Stove top:** *GENERAL ELECTRIC* **Refrigerator:** *WHIRLPOOL* **Dishwasher:** *HOTPOINT* **Cabinetry:** *Wood* **Countertop:** *Tile* **Clothes Dryer Vent Material:** *Flexible Metal* **Dryer Power Source:** *220 Electric* **Doors:** *wood hollow core Pocket door* **Floor:** *Wood* **Windows:** *Casement* **Walls:** *Drywall Wallpaper* **Ceiling:** *Drywall*

6.0 Ceiling - *Satisfactory*

6.1 Walls - *Satisfactory*

6.2 Floor - *Satisfactory*

6.3 Windows - *Satisfactory*
See par 2.5

6.4 Door (S) - *Satisfactory*

6.5 Cabinets and counter top - *Satisfactory*

6.6 Plumbing Drain and Vent Systems - *Not Inspected*

6.7 Plumbing Water Supply Faucets and Fixtures - *Satisfactory*
see par 9.0

6.8 Outlets Wall Switches and Fixtures - *Repair or Replace*
An open outlet box was noted. All junction boxes and outlets should be properly covered and all wires properly secured. I recommend a qualified licensed electrical contractor correct the problem.

6.9 Dishwasher - *Satisfactory*
see par 9.0

6.10 Ranges/Ovens/Cooktops - *Repair or Replace*
The stove outlet is not fixed to the wall. This condition may allow an extreme safety hazard if water over flows and energizes the appliances. Movement of the appliance may also damage the cord or outlet box. Recommend securing the 220 outlet to the wall at a height of 8 inches to prevent damage and electrical hazard. Consult with an electrician for local ordinances and evaluation. The sheathing on the power cord has deteriorated and has exposed wires. This a safety issue that needs immediate attention. The agent and client were notified.

6.11 Food Waste Disposer - *Satisfactory*
see par 9.0

6.12 Refrigerator - *Satisfactory*

6.10 outlet on floor

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.

7. Garage

The inspection of the garage includes the following listed Items. Walls, structure, floor, electrical, garage door and opener. The garage door is typically the largest moving part in your home and is probably used every day. With normal use, garage door parts can wear out and break, creating potential safety problems. There are a few light maintenance duties and inspections a mechanically inclined person can perform to ensure maximum safety and increase the life of their door. All garage door openers manufactured and installed after 1991 are required by law to have a reversing mechanism. Garage door openers manufactured and installed after 1993 are required to have photo eyes connected at the bottom of the track to trigger the reverse mechanism when an infrared beam is broken. A defective or improperly adjusted reversing mechanism on your garage door opener could cause damage, injury and possibly death. Check your door opener regularly to be sure that the reversing mechanism is in proper working order. Over time, parts can wear out and break, creating potential safety problems. Although you should provide monthly safety checks and maintenance to your garage door system, an annual visit from a door systems contractor can keep your door operating safely and smoothly for a long time. With periodic inspections and maintenance the average garage door can safely provide many years of trouble free performance.

garage

inside garage

inside garage

inside garage

inside garage

Garage Door Type: *Two automatic* **Garage Door Material:** *Compressed board* **Auto-opener Manufacturer:** *RAYNOR STANLEY* **Floor:** *Concrete* **Walls:** *Exposed framing Drywall Door to House Not Fire rated* **Ceiling:** *Exposed rafters Drywall* **Garage Doors (Man Door):** *Wood with Glass* **Smoke Alarm and CO Detector:** *No* **Garage windows:** *Double hung wood*

7.0 Garage Rafters Ceiling or Sheathing - *Satisfactory*

7.1 Garage walls and occupant door (Including Firewall Separation) - *Repair or Replace*

No self closing hinge was noted. Automatic closing devices are also commonly required for this door. Recommend replacing the hinge with a self closing type door hinge. This will minimize carbon monoxide gases from entering the home and improve energy efficiency. The firewall seams were not properly taped between the garage and the house. This condition would allow a potential fire to spread from the garage into the house and is considered unsafe until corrected. A qualified contractor should correct for safety by taping the drywall seams. The occupant door from inside garage to inside the home is not a fire rated door. The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door. Automatic closing devices are also commonly required for this door. Recommend replacing the hinge with a self closing type door hinge. This will minimize carbon monoxide gases from entering the home and improve energy efficiency.

7.2 Garage Floor - *Monitor*

Spalling and cracking was noted on the garage floor. Rain and melting snow will seep through the top layer of the concrete, pooling underneath. When this water freezes, it expands and pushes upwards. This pressure causes the top layer of the concrete to spall, creating chipping, flaking, scaling, and similar concrete damage. This is typical for the age of the home. Monitor and repair/resurface/seal as required.

7.3 Car Garage Door (s) - *Satisfactory*

7.4 House Entrance Garage Door - *Satisfactory*

7.5 Electrical - *Repair or Replace*

The garage circuits were not GFCI protected. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for circuits in exposed to weather and water. A GFCI will trip the circuit off in the case of accidental grounding and prevent an electrical shock. A qualified electrician should correct as required for safety.

7.6 Occupant Door from Garage to Yard - *Satisfactory*

7.7 Garage Door Operators (Report whether or not doors will reverse when met with resistance) - *Repair or Replace*

The garage door opener is a model that was not equipped with an auto reverse mechanism when met with resistance. This also may be due to improper wiring installation. Refer to the owners manual for information. Consider installing the garage with modern door openers during future upgrades if necessary. The older garage door opener does not operate properly. Recommend replacement. The outside door opener is active and does not or\\provide security to the gaarge area. Recommend moving the opener switch to the interior of the garage.

7.8 Garage Door Operater (auto reverse sensor eye) - *Satisfactory*

7.9 Wall Station or Push Button Opener - *Satisfactory*

7.10 Windows - *Satisfactory*

See par 2.5

7.11 Smoke and CO alarm - *Repair or Replace*

No smoke alarm or CO alarms were observed in the garage. Most house fires start in the garage area. Check your local building dept for specific requirements for fire prevention. Carbon monoxide detectors required only where the dwelling unit has appliances, devices or systems that may emit carbon monoxide or has an attached garage. I highly recommend installing a CO and smoke detector in the garage.

7.12 Garage foundation - *Satisfactory*

7.13 Garage Attic and Storage - *Satisfactory*

Some amounts of storage were noted in the garage trusses/rafters. Most garage trusses or rafters are not designed to carry additional weight. Recommend minimizing storage in the garage attics.

7.1 retape seams

7.7 replace opener

The garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of fire walls and doors is beyond the scope of this inspection.

8. Basement and Foundation 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.

basement area

basement area

basement area

basement area

basement area

Foundation: *Masonry block* **Method used to observe Basement / Crawlspace:** *Walked* **Floor Structure:** *2 X 10* **Floor covering:** *Concrete* **Floor System Insulation:** *Perimeter sill/band joist* **Columns or Piers and Beams:** *Steel lally columns Metal Beams* **Basement ceiling:** *Exposed floor joists* **Smoke Alarm:** *No* **Carbon Monoxide CO Detector:** *None observed* **Windows or Vents:** *Single pane basement window*

8.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) *- Repair or Replace*

If mold growth is found, regardless of the magnitude of the growth, it is recommended that the growth be physically removed using appropriate controls and precautions. If mold has been located and removed, it is also important to identify and correct the source of moisture or dampness that allowed the mold to grow. If the affected area becomes moist again, mold growth will occur again. We recommend that you consult a mold mitigation company if you are not familiar with how to locate and safely remove mold growth or how to identify and correct moisture problems that may exist. All allergy or medical-related questions and concerns, including health concerns relating to possible mold exposure, should be directed to a qualified physician. Further evaluation by a trained mold professional or a Certified Industrial Hygienist (CIH) may be advisable prior to closing. Blackened areas were detected on the walls. This may be caused by excessive moisture near the sink. Cleaning the walls and painting with a moisture resistant paint may improve the dryness and mitigation of blackened areas. Consider improving the ventilation in the basement. Painted over spalling was noted on the basement foundation. This condition is due to below ground water exiting through the walls and freezing. The freezing causes the masonry block to split/chip called spalling. Recommend installing a better drain system around the house to prevent ground water entering the foundation. The front and back right corners of the basement foundation has active signs of water penetration. The back wall also has water penetration. This may be due to a clogged downspout and underground drain. Recommend testing the gutter drain system by spraying water into the gutter and watch to see if the gutter drains properly. Check for clogging in the underground drain and basement. Clean gutters and clear the underground drain as required. See par 8.9 Multiple areas of water penetration were observed. This may be caused by pooling water on the exterior foundation. Cleaning the walls and painting with a mold resistant paint may improve the dryness and mitigation of mold. Consider improving the soil grade around the foundation. Ensure that the downspouts are not clogged. Add soil to improve grade away from the house. The basement walls have been recently painted with a water resistant paint sealer (dry loc). The paint will minimize water penetration but also masks previous water issues. Recommend monitoring the basement for water penetration and consult with a foundation contractor for further evaluation and repairs if required. Consider installing weep holes in the lower basement walls. This condition allows the lower block water drainage to occur. A drain tile or french drain system will capture the water entering the block system and drain the water into a pit where a sump pump will discharge it from the building. An interior drain drain is much less likely to clog than an exterior, partially due to the fact that it is not sitting underneath several feet of soil. The weep holes are drill at the lowest course of block. The bed joint is below the lowest course of block. The bed joint is the layer of mortar that the first course of block is installed upon. Where possible, the lowest course of block is tapped above the bed joint and bled (weep holes) in order to drain the walls.

8.1 Walls (Structural) - *Satisfactory*

8.2 Columns Beams or Piers - *Satisfactory*

8.3 Floors (Structural) - *Satisfactory*

8.4 Ceilings (Structural floor joists) - *Repair or Replace*

Active water penetration was noted on the perimeter band sill in the front area. Recommend removing the insulation for further evaluation in this area. This may be caused by pooling water around the window well or low grade.

8.5 Insulation under Floor System - *Repair or Replace*

Some areas under the floor insulation has fallen. Recommend reinstalling the insulation as required. Consider contacting a spray foam insulation contractor for repairs and estimates.

8.6 Ventilation of Foundation Area (crawlspace or basement) - *Satisfactory*

8.7 Basement sink - *Not Inspected*

The basement sink does not have a proper j-trap installed. Recommended installing proper plumbing by a qualified plumber. The ejector pump was not operating at the time of the inspection. The ejector pump dedicated outlet was not protected by a GFCI. Recommend further inspection and replacement by a licensed plumber/electrician.

8.8 Windows (wells) - *Repair or Replace*

Older style windows with exposed wood trim were noted. Maintain caulk, paint and glazing to minimize water damage. This condition will allow water and insects to enter the walls. Sealing the windows improves energy efficiency. Recommend repairs by a qualified contractor as required. The window wells are dislocated from the foundation wall. This condition will allow water to drain into the window well. Remove the window well. Dig out the area and place the window well back into the hole using four bricks under the window well as a foundation to rest on. Secure the window well to the foundation using tapcon screws. Recommend reinstalling the window wells. The basement windows do not have window wells. Water penetration through the basement window frame was noted in the basement. Recommend installing glass block windows with a vent during future upgrades. One window has broken glass. Recommend replacement as required. See par 2.5

8.9 Basement Lighting - *Satisfactory*

8.10 Basement stairs - *Satisfactory*

8.11 Pests or Insects - *Not Present*

8.12 Egrees Window or Door - *Not Present*

8.13 Basement Electrical - *Repair or Replace*

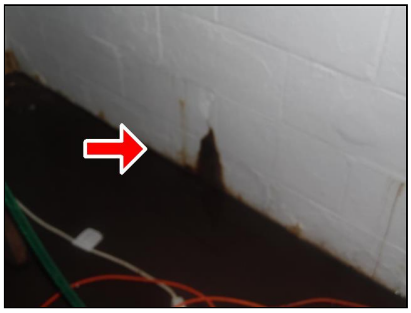
The basement circuits were not GFCI protected. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for circuits in exposed to weather and water. A GFCI will trip the circuit off in the case of accidental grounding and prevent an electrical shock. A qualified electrician should correct as required for safety.

8.0 pooling water

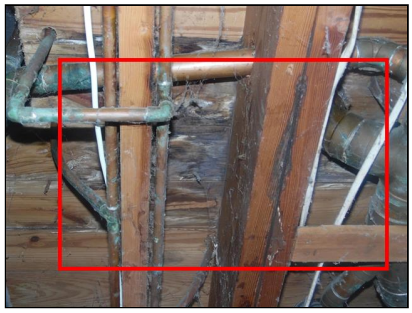
8.0 pooling water

8.0 water penetration

8.0 water penetration



8.0 water leak penetration



8.4 water damage under bathtub

8.4 active water penetration front wall

8.7 basement sink

8.7 install trap

8.7 ejector pump

8.8 disconnected window wells

8.8 disconnected window wells

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. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

9. 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.

Water Source: *Public* **Plumbing Water Supply (into home):** *Copper* **Plumbing Water Distribution (inside home):** *Copper* **Washer Drain Size:** *Drains into sink* **Public sewer connected:** *Yes* **Plumbing Waste Line:** *Cast iron Copper*

9.0 Plumbing Drain, Waste and Vent Systems - *Not Inspected*

The house is a vacant house and the water is turned off. Not inspected. Recommend turning the water on and evaluate the water system before closing.

9.1 Plumbing Water Supply and Distribution Systems and Fixtures - *Satisfactory*

see par 9.0

9.2 Main Water Shut-off Device (Describe location) - *Satisfactory*

see par 9.0 After the purchase of your home you should test all emergency shut off valves to ensure they work. This will minimize damage to your home if water leaks occur.

9.3 Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks) - *Satisfactory*

9.4 Main Fuel Shut-off (Describe Location) - *Satisfactory*

The gas meter is located in the basement front right wall.

9.5 Sump Crock Pump - *Repair or Replace*

Sump pumps should have a battery back up installed or connected to a generator. Most areas in New York are subject to power outages during the wet seasons which may cause the sump to not operate. An increased risk of basement flooding may also incur when home owners are not in the home. The sump pump should be powered by a safe, secured, properly wired electrical circuit and receptacle. Where a sump pump is relied-upon heavily to keep water out of a building, good practice includes an alarm to inform someone when the pump is not operating. in areas prone to power failures the sump pump may be a battery-backup installation. The batteries are connected to a charging system and are available to operate the pump when area electrical power has been lost. Sump crocks should be covered to prevent items falling in and gases from under the basement floor entering the house. Consider purchasing a second standby backup sump pump if a replacement is needed. The electrical cord for the sump pump is hanging from the outlet and is to high to reach for average person. This condition may allow the cord to be pulled out of the outlet and makes it difficult to plug in or remove. Recommend installing a board and lowering the outlet and wire run for easy access.

9.6 Sewer Ejector Pump *- Not Inspected*

see par 9.0

9.7 Radon Mitigation System *- Not Present*

9.8 Radon Test Information *- Satisfactory*

Veterans Home Inspection Services strongly recommends that ALL home buyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator. Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling.

9.2 water meter and shut off

9.4 gas meter and shut off

9.5 sump pump

9.5 pump cord

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.

10. Hot Water Supply System

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed below. Elements concealed from view for any reason cannot be inspected The Inspector will check for physical damage to the tank, particularly rust and corrosion on the bottom of the tank. Check for

water marks on the floor of the tank. Check for a leaking TPR valve. Check the covers at the electric heating elements and any corrosion found where the water pipes are connected to the top of the tank. Confirm that the pressure relief tube is installed and is the correct size. The draft hood and vent connector are correctly attached. All tanks should be accessible with at least 24 inches of working space around them. Check the burner and flame if applicable. Standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.

water heater

water heater data tag

Water Heater Power Source: *Gas (quick recovery)* **Water Capacity:** *Unknown not visible insulation wrap* **Water Heater Location:** *Basement* **Water Heater Manufacturer:** *NOT VISIBLE* **Service Life Expectancy:** *10-15 years* **Water Heater Age:** *5-10 years old Extra Info : MFD 2011* **Pressure Valve:** *Not inspected covered by insulation blanket* **Shut off valves:** *Present*

10.0 Hot Water Supply - *Not Inspected*

The water heater was shut off and not operating. Recommend having the home owner turn on the water heater for inspection prior to closing. See par 9.0

10.1 Hot water chimney, flues, controls, piping and vents - *Satisfactory*

10.2 Over pressure drain and downspout pipe - *Not Inspected*

See par 10.0

10.3 Water shut off valves and water supply - *Satisfactory*

10.4 Gas piping - *Satisfactory*

Almost all components on a water heater can be fixed or replaced except for the tank. Once the tank rusts through, there is no way to repair it replacement is the only solution. Water heaters come with internal sacrificial anode rods to protect against rusting. An anode's sole purpose is to corrode away instead of the steel tank. Replacing the anodes every 3-4 years (more frequently if water is softened) will add considerable life to a water heater at a fraction of the replacement cost. Another main cause of failure is overheating from sediment build-up inside the tank. Request a licensed plumbing contractor to inspect the anodes and sediment periodically.

11. Electrical System

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

pushmatic electrical panel and meter

Electrical Service Conductors: *Not Inspected (did not open panel box)* **Panel capacity:** *100 AMP Main* **Panel Type:** *push button breaker* **Electric Panel Manufacturer:** *Pushmatic* **Branch wire 15 and 20 AMP:** *unknown panel not removed* **Wiring Methods:** *Romex older sheathed wiring* **Type of service entrance:** *Overhead* **Jumper cable / ground:** *Needs cleaning or replacement not visible outside ground wire*

11.0 Service Entrance Conductors and Meter Can - *Repair or Replace*

The electrical service passes through a backyard tree. The tree branches have grown over the service lines and causing downward pressure. This may cause the wires to break or the sheathing to wear. Recommend trimming the tree branches and inspect the wires for wear. These repairs should be done by a qualified electrician and arborist.

11.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels - *Repair or Replace*

This panel box is a Pushmatic. Pushmatic & Bulldog circuit breakers use a thermal breaker design with no magnetic trip mechanism. Modern breakers incorporate both magnetic and thermal tripping mechanisms, increasing safety and the likelihood that they will function properly in the event of an overload or short circuit. The design of the breaker is such that, over time, they become very stiff and difficult to operate or reset. Pushmatic breakers have an indicator flag showing whether the circuit is on or off. Many times, on old Pushmatic breakers, this on/off flag will stay fixed in either position, giving you a false indication of the condition of the circuit. This type of panel box cannot be upgraded. You should take advantage of evidence of any failures of the equipment, remodeling, or panel upgrade to meet growing usage requirements as opportunities to replace this obsolete equipment.This is an old panel box that cannot be upgraded with more circuits, GFCI or AFCI. Recommend a full evaluation by a licensed electrician of the entire house and estimates for repairs and replacement of the panel box. Some home owners insurance companies require upgrading obsolete panel boxes. The panel box is not installed on a piece of plywood that provides a complete proper air gap. An air gap is required in wet areas. Refer to the manufacturers installation guide and local building requirements for specific information. This service has been upgraded since the house was built. Check with local municipal building standards and the power company for compliance regulations prior to closing. All electrical work should be done with permits and by a licensed electrician. It is common in many homes throughout the area to have significantly smaller panel boxes than today's standards require. Even though a 200 amp service is sufficient in most homes under 2000 square foot (depending on usage), not having enough branch circuits may cause potentially dangerous situations due to expanding electrical needs. I highly recommend a panel service change as these older panels are no longer sufficient for modern households with even basic kitchen appliances, lighting, and delicate electronic devices. As for the amperage of the existing service, I recommend a site visit to properly evaluate the home to ensure that an actual service upgrade is necessary. There are many things that can easily be overlooked by homeowners, like older wiring, ground fault and arc fault protection, and the importance of grounding and bonding.

11.2 Location of Main and Distribution Panels - *Satisfactory*

11.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) - *Satisfactory*

11.4 Operation of GFCI (Ground Fault Circuit Interrupters) - *Satisfactory*

Normal construction practices require GFCIs installed in the bathroom, garage, pools, outdoors and in a kitchen within 72 inches of a wet area. Any surface exposed to the weather is considered a wet area. Newer construction standards require AFCI on all circuits not protected by a GFCI. Consider installing AFCIs on all circuits during future upgrades. Some counties may require a GFCI installed when an outlet is above any counter space. All electrical work should be done with permits and by a licensed electrician.

11.5 Grounding rod and cable *- Repair or Replace*

The jumper cable grounding clamps are corroded and may not perform as intended to properly ground. Recommend grounding provisions should be checked/and cleaned as required.

11.6 Smoke Detectors *- Repair or Replace*

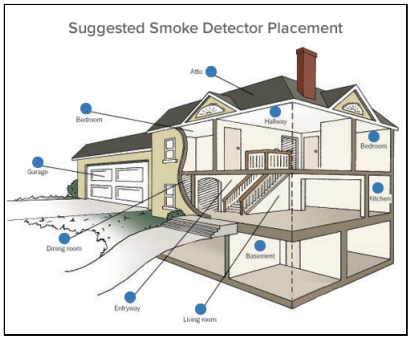
Older smoke detectors / photoelectric smoke detectors were observed. The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Modern building practices require a smoke detector in each bedroom, Basement, garage and hallways. The average smoke detector has a lifespan of eight to 10 years. The U.S. Fire Administration recommends replacing all smoke detectors after a decade, even if they seem to be working properly, because of the increased chance of malfunction once the average life cycle expires. Replace smoke detectors of unknown age with new models when you move into a pre-owned house. Older models are not as reliable as more current detectors, so you may unknowingly have a unit that doesn't perform very well. Mark the installation date on the smoke alarm in a visible area. Thoroughly read the manufacturers installation and placement recommendations for smoke and CO alarms. Using the button test only ensures that the batteries and horn are working. However, it doesn't tell you whether the ionization chamber in the detector is operating properly. To find out, put a lighted piece of incense near the smoke alarm and so that the smoke wafts up toward the unit. The smoke detector should immediately sound the alarm. The detectors shall be tested in place to ensure smoke entry into the sensing chamber and an alarm response. Testing with smoke or listed aerosol approved by the manufacturer shall be permitted as acceptable test methods. If the smoke detector is part of a home fire alarm system, do not do anything. Recommend testing be performed by a qualified fire alarm technician. Recent developments may make smoke detectors even more effective. One model, for example, uses a strobe light alarm to alert hearing-impaired people of danger. Another allows names to be programed into an audible message if the alarm sounds. After a period of ten years, a smoke detector has endured more than 87,000 hours of continuous operation, during which time the internal sensors have probably become contaminated with dust, dirt, and air pollutant residues. If your alarm or detector is more than ten years old, consider replacing it to maintain optimal detection capabilities of deadly smoke in your home.

11.7 Carbon Monoxide Detectors *- Repair or Replace*

No CO detectors were observed in the house. Most manufacturers installation guidelines require a CO monitor installed along side gas appliances. This is to notify home owners of CO buildup in enclosed areas. Modern building practices require at least one CO monitor in a home. Recommend one CO monitor on each floor and in each sleeping area installed lower than beds in the room.

11.0 service cable thru tree

11.1 no air gap



11.6 smoke alarms

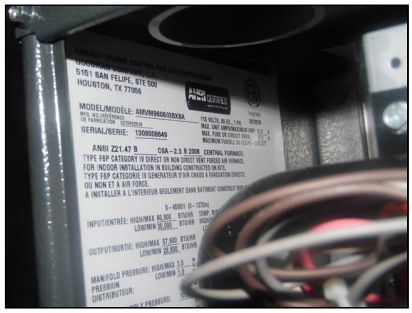
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator 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.

12. Heating / Central Air Conditioning

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

fireplace 2

furnace



furnace data tag

fireplace 1

Heat System Brand: *AMANA* **Heat Type:** *Forced Air* **Energy Source:** *Gas* **Number of Heat Systems (excluding wood):** *One* **Age of Furnace/Boiler:** *1-5 years Extra Info : MFD 2013 serial # 1308008649* **Ductwork or piping:** *Non-insulated* **Filter Type:** *Cartridge* **Types of Fireplaces/woodstoves:** *Solid Fuel Wood* **Operable Fireplaces:** *Two*

12.0 Heating Equipment *- Repair or Replace*

No recent service dates and label of HVAC service reps were present. Recommend a qualified service technician clean and service the a/c and furnace/boiler prior to closing. Always refer to the manufacturers recommendations on procedures and safety when dealing with gas HVAC equipment. Water was noted draining into the slab gutter from the HVAC condensate drain. This condition may allow mold top grow in that area. Consider installing a condensate pump. This pump would pump water into the sink or proper drain to eliminate water draining into the slab gutter or directly under the slab.

12.1 Normal Operating Controls *- Satisfactory*

12.2 Automatic Safety Controls *- Satisfactory*

12.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, oil tanks, fan coil units, ventalation and convectors) *- Satisfactory*

12.4 Presence of installed heat source in each room *- Satisfactory*

12.5 Chimneys, Flues and Vents (for fireplaces or heat systems) *- Satisfactory*

12.6 Damper operational *- Not Inspected*

12.7 Solid Fuel heating Devices (Fireplaces, Woodstove) *- Repair or Replace*

These units are older fireplaces. The units appear to be operating at the time of inspection. Recommend conditions be cleaned and evaluated by a qualified chimney specialist prior to closing/use.

12.8 Cooling and Air Handler Equipment *- Not Present*

There is no central air conditioning in this home. This home has no central air (No AC). This is for your information.

12.9 Heat ducts and returns, piping - *Repair or Replace*

The heat ducts and returns are poorly sealed. This condition will allow poor energy efficiency in the house. Recommend sealing the seams of the supply and return ducts with metal duct tape or mastic. The house is older and the ducts have never been cleaned. Air ducts accumulate hair dirt and possible mold. You should have your air ducts cleaned simply because it seems logical that air ducts will get dirty over time and should be occasionally cleaned. Consider having the ducts evaluated and cleaned by a qualified duct cleaning contractor.

12.10 Air filter - *Satisfactory*

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

General Summary

VETERANS HOME INSPECTION SERVICES

28 Larchwood Drive
Pittsford NY 14534
585-362-2848
National Radon Proficiency Program Certified #107326RT
FAA Airman Certified #3928548

Customer
Mr. Andy Reynolds

Address
183 Harwood Circle
Penfield New York 14625

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

1. Roofing / Structure and Chimneys

1.0 Roof Coverings

Repair or Replace
The roof covering is old, and the life of covering has expired. The covering does need to be replaced. Anticipate future replacement costs. Recommend replacement and further evaluation by a qualified roofing contractor for cost estimates and repairs. Some areas of moss growth were observed on the roof. Moss can lead to premature aging of the roof surface. Recommend that the roof is treated for moss.

1.2 Facias and Soffits

Repair or Replace
The exposed eave, fascia, and soffit needs primer and paint around the garage. The wood may need to be replaced. Recommend further evaluation and cost estimates by a qualified siding or painting contractor.

1.5 Roof Drainage Systems (gutters and downspouts)

Repair or Replace
The ground drain lines need extending and burying below the surface. Most downspouts discharge across walkways and may present a slip hazard during winter months. Try to keep water drainage away from the foundation. Monitor and repair as needed. Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection. All gutters should have drain wire nets installed to minimize leaks and debris clogging the downspouts. Without wire guard nets in the top of the downspout the downspout will fill with water and break. Repair as required. The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. In colder weather these gutters will fill with water and freeze. This condition may expand, clog and break the gutters or downspouts. If the “one downspout for every 20 feet of gutter” ratio is followed, then one linear foot of 5” gutter can handle the amount of water that gathers over 32 square feet of roof area if rainfall is about 3” per hour (heavy rain). You may consider adding an additional downspouts or install a 6” or wider gutter. The front side gutter is damaged and needs repair.

1.7 Chimney 1

Repair or Replace
Slight cracking at the top/crown of the chimney was observed. Recommend sealing the cracks with caulk to prevent further cracking.

1.8 Skylights

Repair or Replace
Skylights are particularly prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection. The skylights were not opened. The skylight windows are showing signs of fogging. Fogging in double pane windows is due to a broken or worn seal. In most cases, replacing the window is the best solution, although some companies will simply replace the seal. Recommend consulting a local residential window installer for future replacement costs as required.

2. Exterior

2.0 Foundation Ground Slope

Repair or Replace
Negative grade noted at areas around the house, correct as required to maintain an adequate slope away from the foundation. This condition allows water to pool and penetrate the basement foundation. Maintain 4-6 inches below the siding as not to allow water to wick up into the framing. I recommend correcting landscape to drain water away from home.

2.2 Walkways and driveway

Repair or Replace
Settlement and cracking of the asphalt driveway was observed. Typical for the age of the home. Periodic sealing is recommended for asphalt surfaces. Recommend resurfacing or replacing the driveway. The left side walkway and porch are poorly installed. This condition will cause a trip hazard. Recommend replacement in accordance with local building standards.

2.3 Wall Cladding, Flashing and Trim

Repair or Replace
Water absorption into the siding is present and blisters and deterioration are observed in areas around the house. Maintain paint and caulk on all exterior wood and composite surfaces to minimize water damage. I recommend repair or replace of siding as necessary. The entire house needs scraping resealing, priming and painting.Maintain paint and caulk on all exterior wood surfaces to minimize water damage. Older homes have lead paint and tests should be conducted by an independent inspection if confirmation or a risk assessment is required by the lending agency. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2.4 Doors (Exterior)

Repair or Replace
Some weathering/wear of the doors wood trim was noted. Exterior wood elements are particularly susceptible to decay and insect damage. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. All exterior wood elements should be inspected at least annually. Recommend repair and or refinish as needed.

2.5 Windows (exterior view)

Repair or Replace
The wood trim and glazing is peeling paint at most wood trimmed windows. Further deterioration may occur if not repaired. I recommend maintaining paint and glazing on older wood units by a qualified contractor. Repair or replace as needed. Some exterior weathering, fogging between the glass panes was noted on several windows. Fogging in double pane windows is due to a broken or worn seal. In most cases, replacing the window is the best solution, although some companies will simply replace the seal. Recommend consulting a local residential window installer for future replacement costs if required. Exposed water damaged wood trim on several windows was observed. Maintain paint and caulk on all exterior wood surfaces to include doors and window frames to minimize water damage. Recommend replacing spongy wood window trim. I could not determine the extent of water damage to the interior framing.

2.6 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

The front walkway has settled and are below grade. This condition will allow water to pool and penetrate the foundation. Recommend re-installing the pavers to improve the pitch away from the house and prevent a trip hazard.

2.7 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace
Homeowners should trim all trees, shrubs and other vegetation should be kept trimmed away from the house and roof. This helps prevent insect infestation, foundation issues, and water damage to the roof, septic systems, the foundation and siding. Provide a proper distance by cutting back bushes allowing a workman to conduct repairs around the house. Recommend a minimum clearance of bushes to be 12 to 18 inches from the house. Trees should be cut back far enough away that branches do not touch the house and pests cannot jump onto the exterior or roof.

2.8 Plumbing Water Faucets (hose bibs) Gas Lines

Repair or Replace
Old exterior hose bibbs/faucets were observed. Consider upgrade to frost free/anti siphon type units. Recommend disconnecting hoses and shut off during cold weather months. The exterior water faucet is broken and does not work. Recommend replacement.

2.9 Outlets (Exterior) Electrical

Repair or Replace
The side exterior outlet does not work. Recommend further evaluation and repairs by a qualifiedly electrician.

2.11 Vents

Repair or Replace
The dryer vent cover is broken. This may allow insects and pests to enter the house. I recommend repair or replace as needed.

2.15 Pests or insects exterior or interior

Repair or Replace
Mouse dropping were noted in the main house area and basement. All homes are subject to infestation by pests and insects. Maintain mouse traps and do not allow insects to nest in or around the home. If infested with mice, or other pests, treatment is required and damage must be repaired. Caulk, fill, or eliminate areas frequented by pests. Disease is the biggest danger of mouse and bird droppings. It is important to avoid having pest droppings in your home by keeping your living space free of mice birds and rats. Recommend contacting an exterminator to have the problem eliminated. The presence of insects and pests in a structure can present a significant hazard due to structural damage if infestations are undetected and/or left untreated. Such damage could result in the devaluation of a property/structure or substantial costs for repairs.

3. Attic

3.1 Visible Electric Wiring in Attic

Repair or Replace
The depth of the insulation prevented visual inspection of any wiring in the attic. Consider adding lights in the attic to provide better lighting for workmen and inspecting for water issues.

3.2 Roof Structure and Attic (Report leak signs or condensation)

Repair or Replace
Numerous water leaks were noted on the rafters and sheathing. This condition may be caused by leaks in the roof covering or under the siding. Recommend further evaluation and repairs by a qualified roofer.

3.8 Sheathing

Repair or Replace
Some sheathing on the roof has moisture damage. Areas of the roof from the attic have had water damage for a long period of time noted during the inspection. Recommend further evaluation and repairs if necessary by a licensed roofing contractor.

5(A) . Hallway Bathroom 1

5.8.A Tub sink and shower

Repair or Replace

See par 9.0 The stopper mechanism is disconnected and needs repair/replacement.

5(B) . Hallway Bathroom 2

5.7.B Floor ceiling and walls

Repair or Replace
Loose tiles were noted in the bathroom walls. This condition will allow water to penetrate the walls. Repair as required. Consult with the homeowner for spare tiles before closing.

6. Kitchen

6.8 Outlets Wall Switches and Fixtures

Repair or Replace
An open outlet box was noted. All junction boxes and outlets should be properly covered and all wires properly secured. I recommend a qualified licensed electrical contractor correct the problem.

6.10 Ranges/Ovens/Cooktops

Repair or Replace
The stove outlet is not fixed to the wall. This condition may allow an extreme safety hazard if water over flows and energizes the appliances. Movement of the appliance may also damage the cord or outlet box. Recommend securing the 220 outlet to the wall at a height of 8 inches to prevent damage and electrical hazard. Consult with an electrician for local ordinances and evaluation. The sheathing on the power cord has deteriorated and has exposed wires. This a safety issue that needs immediate attention. The agent and client were notified.

7. Garage

7.1 Garage walls and occupant door (Including Firewall Separation)

Repair or Replace
No self closing hinge was noted. Automatic closing devices are also commonly required for this door. Recommend replacing the hinge with a self closing type door hinge. This will minimize carbon monoxide gases from entering the home and improve energy efficiency. The firewall seams were not properly taped between the garage and the house. This condition would allow a potential fire to spread from the garage into the house and is considered unsafe until corrected. A qualified contractor should correct for safety by taping the drywall seams. The occupant door from inside garage to inside the home is not a fire rated door. The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door. Automatic closing devices are also commonly required for this door. Recommend replacing the hinge with a self closing type door hinge. This will minimize carbon monoxide gases from entering the home and improve energy efficiency.

7.2 Garage Floor

Monitor
Spalling and cracking was noted on the garage floor. Rain and melting snow will seep through the top layer of the concrete, pooling underneath. When this water freezes, it expands and pushes upwards. This pressure causes the top layer of the concrete to spall, creating chipping, flaking, scaling, and similar concrete damage. This is typical for the age of the home. Monitor and repair/resurface/seal as required.

7.5 Electrical

Repair or Replace
The garage circuits were not GFCI protected. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for circuits in exposed to weather and water. A GFCI will trip the circuit off in the case of accidental grounding and prevent an electrical shock. A qualified electrician should correct as required for safety.

7.7 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Repair or Replace
The garage door opener is a model that was not equipped with an auto reverse mechanism when met with resistance. This also may be due to improper wiring installation. Refer to the owners manual for information. Consider installing the garage with modern door openers during future upgrades if necessary. The older garage door

opener does not operate properly. Recommend replacement. The outside door opener is active and does not or\\provide security to the gaarge area. Recommend moving the opener switch to the interior of the garage.

7.11 Smoke and CO alarm

Repair or Replace
No smoke alarm or CO alarms were observed in the garage. Most house fires start in the garage area. Check your local building dept for specific requirements for fire prevention. Carbon monoxide detectors required only where the dwelling unit has appliances, devices or systems that may emit carbon monoxide or has an attached garage. I highly recommend installing a CO and smoke detector in the garage.

8. Basement and Foundation Components

8.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace
If mold growth is found, regardless of the magnitude of the growth, it is recommended that the growth be physically removed using appropriate controls and precautions. If mold has been located and removed, it is also important to identify and correct the source of moisture or dampness that allowed the mold to grow. If the affected area becomes moist again, mold growth will occur again. We recommend that you consult a mold mitigation company if you are not familiar with how to locate and safely remove mold growth or how to identify and correct moisture problems that may exist. All allergy or medical-related questions and concerns, including health concerns relating to possible mold exposure, should be directed to a qualified physician. Further evaluation by a trained mold professional or a Certified Industrial Hygienist (CIH) may be advisable prior to closing. Blackened areas were detected on the walls. This may be caused by excessive moisture near the sink. Cleaning the walls and painting with a moisture resistant paint may improve the dryness and mitigation of blackened areas. Consider improving the ventilation in the basement. Painted over spalling was noted on the basement foundation. This condition is due to below ground water exiting through the walls and freezing. The freezing causes the masonry block to split/chip called spalling. Recommend installing a better drain system around the house to prevent ground water entering the foundation. The front and back right corners of the basement foundation has active signs of water penetration. The back wall also has water penetration. This may be due to a clogged downspout and underground drain. Recommend testing the gutter drain system by spraying water into the gutter and watch to see if the gutter drains properly. Check for clogging in the underground drain and basement. Clean gutters and clear the underground drain as required. See par 8.9 Multiple areas of water penetration were observed. This may be caused by pooling water on the exterior foundation. Cleaning the walls and painting with a mold resistant paint may improve the dryness and mitigation of mold. Consider improving the soil grade around the foundation. Ensure that the downspouts are not clogged. Add soil to improve grade away from the house. The basement walls have been recently painted with a water resistant paint sealer (dry loc). The paint will minimize water penetration but also masks previous water issues. Recommend monitoring the basement for water penetration and consult with a foundation contractor for further evaluation and repairs if required. Consider installing weep holes in the lower basement walls. This condition allows the lower block water drainage to occur. A drain tile or french drain system will capture the water entering the block system and drain the water into a pit where a sump pump will discharge it from the building. An interior drain drain is much less likely to clog than an exterior, partially due to the fact that it is not sitting underneath several feet of soil. The weep holes are drill at the lowest course of block. The bed joint is below the lowest course of block. The bed joint is the layer of mortar that the first course of block is installed upon. Where possible, the lowest course of block is tapped above the bed joint and bled (weep holes) in order to drain the walls.

8.4 Ceilings (Structural floor joists)

Repair or Replace
Active water penetration was noted on the perimeter band sill in the front area. Recommend removing the insulation for further evaluation in this area. This may be caused by pooling water around the window well or low grade.

8.5 Insulation under Floor System

Repair or Replace
Some areas under the floor insulation has fallen. Recommend reinstalling the insulation as required. Consider contacting a spray foam insulation contractor for repairs and estimates.

8.8 Windows (wells)

Repair or Replace

Older style windows with exposed wood trim were noted. Maintain caulk, paint and glazing to minimize water damage. This condition will allow water and insects to enter the walls. Sealing the windows improves energy efficiency. Recommend repairs by a qualified contractor as required. The window wells are dislocated from the foundation wall. This condition will allow water to drain into the window well. Remove the window well. Dig out the area and place the window well back into the hole using four bricks under the window well as a foundation to rest on. Secure the window well to the foundation using tapcon screws. Recommend reinstalling the window wells. The basement windows do not have window wells. Water penetration through the basement window frame was noted in the basement. Recommend installing glass block windows with a vent during future upgrades. One window has broken glass. Recommend replacement as required. See par 2.5

8.13 Basement Electrical

Repair or Replace

The basement circuits were not GFCI protected. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for circuits in exposed to weather and water. A GFCI will trip the circuit off in the case of accidental grounding and prevent an electrical shock. A qualified electrician should correct as required for safety.

9. Plumbing System

9.5 Sump Crock Pump

Repair or Replace

Sump pumps should have a battery back up installed or connected to a generator. Most areas in New York are subject to power outages during the wet seasons which may cause the sump to not operate. An increased risk of basement flooding may also incur when home owners are not in the home. The sump pump should be powered by a safe, secured, properly wired electrical circuit and receptacle. Where a sump pump is relied-upon heavily to keep water out of a building, good practice includes an alarm to inform someone when the pump is not operating. in areas prone to power failures the sump pump may be a battery-backup installation. The batteries are connected to a charging system and are available to operate the pump when area electrical power has been lost. Sump crocks should be covered to prevent items falling in and gases from under the basement floor entering the house. Consider purchasing a second standby backup sump pump if a replacement is needed. The electrical cord for the sump pump is hanging from the outlet and is to high to reach for average person. This condition may allow the cord to be pulled out of the outlet and makes it difficult to plug in or remove. Recommend installing a board and lowering the outlet and wire run for easy access.

11. Electrical System

11.0 Service Entrance Conductors and Meter Can

Repair or Replace

The electrical service passes through a backyard tree. The tree branches have grown over the service lines and causing downward pressure. This may cause the wires to break or the sheathing to wear. Recommend trimming the tree branches and inspect the wires for wear. These repairs should be done by a qualified electrician and arborist.

11.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

This panel box is a Pushmatic. Pushmatic & Bulldog circuit breakers use a thermal breaker design with no magnetic trip mechanism. Modern breakers incorporate both magnetic and thermal tripping mechanisms, increasing safety and the likelihood that they will function properly in the event of an overload or short circuit. The design of the breaker is such that, over time, they become very stiff and difficult to operate or reset. Pushmatic breakers have an indicator flag showing whether the circuit is on or off. Many times, on old Pushmatic breakers, this on/off flag will stay fixed in either position, giving you a false indication of the condition of the circuit. This type of panel box cannot be upgraded. You should take advantage of evidence of any failures of the equipment, remodeling, or panel upgrade to meet growing usage requirements as opportunities to replace this obsolete equipment.This is an old panel box that cannot be upgraded with more circuits, GFCI or AFCI. Recommend a full evaluation by a licensed electrician of the entire house and estimates for repairs and replacement of the panel box. Some home owners insurance companies require upgrading obsolete panel boxes. The panel box is not installed on a piece of plywood that provides a complete proper air gap. An air gap is required in wet areas. Refer to the manufacturers installation guide and local building requirements for specific information. This service has been upgraded since the house was built. Check with local municipal building standards and the power company for compliance regulations prior to closing. All electrical work should be done with permits and by a licensed electrician. It is common in many homes throughout the area to have

significantly smaller panel boxes than today's standards require. Even though a 200 amp service is sufficient in most homes under 2000 square foot (depending on usage), not having enough branch circuits may cause potentially dangerous situations due to expanding electrical needs. I highly recommend a panel service change as these older panels are no longer sufficient for modern households with even basic kitchen appliances, lighting, and delicate electronic devices. As for the amperage of the existing service, I recommend a site visit to properly evaluate the home to ensure that an actual service upgrade is necessary. There are many things that can easily be overlooked by homeowners, like older wiring, ground fault and arc fault protection, and the importance of grounding and bonding.

11.5 Grounding rod and cable

Repair or Replace
The jumper cable grounding clamps are corroded and may not perform as intended to properly ground. Recommend grounding provisions should be checked/and cleaned as required.

11.6 Smoke Detectors

Repair or Replace
Older smoke detectors / photoelectric smoke detectors were observed. The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Modern building practices require a smoke detector in each bedroom, Basement, garage and hallways. The average smoke detector has a lifespan of eight to 10 years. The U.S. Fire Administration recommends replacing all smoke detectors after a decade, even if they seem to be working properly, because of the increased chance of malfunction once the average life cycle expires. Replace smoke detectors of unknown age with new models when you move into a pre-owned house. Older models are not as reliable as more current detectors, so you may unknowingly have a unit that doesn't perform very well. Mark the installation date on the smoke alarm in a visible area. Thoroughly read the manufacturers installation and placement recommendations for smoke and CO alarms. Using the button test only ensures that the batteries and horn are working. However, it doesn't tell you whether the ionization chamber in the detector is operating properly. To find out, put a lighted piece of incense near the smoke alarm and so that the smoke wafts up toward the unit. The smoke detector should immediately sound the alarm. The detectors shall be tested in place to ensure smoke entry into the sensing chamber and an alarm response. Testing with smoke or listed aerosol approved by the manufacturer shall be permitted as acceptable test methods. If the smoke detector is part of a home fire alarm system, do not do anything. Recommend testing be performed by a qualified fire alarm technician. Recent developments may make smoke detectors even more effective. One model, for example, uses a strobe light alarm to alert hearing-impaired people of danger. Another allows names to be programed into an audible message if the alarm sounds. After a period of ten years, a smoke detector has endured more than 87,000 hours of continuous operation, during which time the internal sensors have probably become contaminated with dust, dirt, and air pollutant residues. If your alarm or detector is more than ten years old, consider replacing it to maintain optimal detection capabilities of deadly smoke in your home.

11.7 Carbon Monoxide Detectors

Repair or Replace
No CO detectors were observed in the house. Most manufacturers installation guidelines require a CO monitor installed along side gas appliances. This is to notify home owners of CO buildup in enclosed areas. Modern building practices require at least one CO monitor in a home. Recommend one CO monitor on each floor and in each sleeping area installed lower than beds in the room.

12. Heating / Central Air Conditioning

12.0 Heating Equipment

Repair or Replace
No recent service dates and label of HVAC service reps were present. Recommend a qualified service technician clean and service the a/c and furnace/boiler prior to closing. Always refer to the manufacturers recommendations on procedures and safety when dealing with gas HVAC equipment. Water was noted draining into the slab gutter from the HVAC condensate drain. This condition may allow mold top grow in that area. Consider installing a condensate pump. This pump would pump water into the sink or proper drain to eliminate water draining into the slab gutter or directly under the slab.

12.7 Solid Fuel heating Devices (Fireplaces, Woodstove)

Repair or Replace
These units are older fireplaces. The units appear to be operating at the time of inspection. Recommend conditions be cleaned and evaluated by a qualified chimney specialist prior to closing/use.

12.9 Heat ducts and returns, piping

Repair or Replace

The heat ducts and returns are poorly sealed. This condition will allow poor energy efficiency in the house. Recommend sealing the seams of the supply and return ducts with metal duct tape or mastic. The house is older and the ducts have never been cleaned. Air ducts accumulate hair dirt and possible mold. You should have your air ducts cleaned simply because it seems logical that air ducts will get dirty over time and should be occasionally cleaned. Consider having the ducts evaluated and cleaned by a qualified duct cleaning contractor.

INVOICE

VETERANS HOME INSPECTION SERVICES
28 Larchwood Drive
Pittsford NY 14534
585-362-2848
National Radon Proficiency Program Certified #107326RT
FAA Airman Certified #3928548
Inspected By: HENREY JETTY

Inspection Date: 1/13/2018
Report ID: Reynolds011218

Customer Info:	Inspection Property:
Mr. Andy Reynolds 1190 Harris Rd Webster New York 14580 **Customer's Real Estate Professional:** Susan Hughes Howard Hanna	183 Harwood Circle Penfield New York 14625

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1251 - 2000	325.00	1	325.00
Repeat Customer Discount	-50.00	1	-50.00

Tax $0.00
Total Price $275.00

Payment Method: Pending payment
Payment Status: Invoice Sent
Note: Please review your signed contract for disclaimers and limitations of the Inspector relating to this report.