

Home Inspection Report

Inspection Date:
Prepared For:
Property Address:



Northern New York Home Inspections
857 State Route 122
Constable, NY 12926

518-483-7576
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Report Number:

Jamie J. Willett
1600061653

Report Overview

THE HOUSE IN PERSPECTIVE

The home appears to be well built and in great condition however there are minor repairs, maintenance issues, and safety issues that should be addressed.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

SAFETY ISSUES

- **Repair, Safety Issue:** The openings in the porch railing are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.
- **Repair, Safety Issue:** As there is a danger of falling, a railing should be provided on the walkway leading to the driveway.
- **Repair, Safety Issue:** The walkway presents a trip hazard. This condition should be altered for improved safety.
- **Safety Issue:** Any openings in the main panel should be covered.
- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended next to kitchen sink. A GFCI offers increased protection from shock or electrocution.

REPAIR ITEMS

- **Repair:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.
- **Repair:** The wood siding should be painted to preserve the building.
- **Repair:** It is recommended that the damaged siding be replaced.
- **Repair:** Damage to the vent is suspected to be the result of vermin activity. Repairs are needed. Depending on the nature of the vermin activity, consulting an animal control specialist may be desirable.
- **Repair:** The garage door opener is inoperative. It should be repaired as necessary.
- **Repair:** Abandoned wiring should be removed or appropriately terminated with a box and cover.
- **Safety Issue:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.
- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.
- **Repair:** The toilet is loose in master bathroom; recommend securing to the floor as needed.
- **Repair:** The window is inoperative in garage. Improvement can be undertaken as desired.
- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.
- **Repair:** The fireplace chimney should be inspected and cleaned prior to operating.

ITEMS TO MONITOR

- **Monitor:** Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional. This area should be evaluated by the manufactures roof truss engineer and prescribe repairs to be done by a qualified contractor.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard.
- **Monitor:** Old boilers tend to be less efficient than newer units. While replacement of the boiler would result in lower heating costs, replacement is often not cost justified if the present unit is reliable and if after cleaning and adjustment its efficiency is 74% or better.
- **Monitor:** The waste piping connection is suspect.
- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the New York State Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure



DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement and Crawl Space Configuration
Columns:	•Steel
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Roof Structure:	•Rafters •Trusses

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional. This area should be evaluated by the manufactures roof truss engineer and prescribe repairs to be done by a qualified contractor.

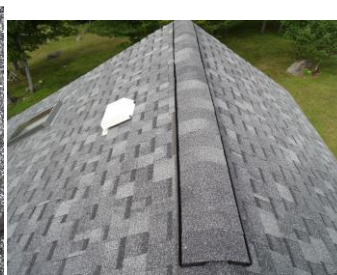
LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The roof space/attic was viewed from the access hatch only.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing



DESCRIPTION OF ROOFING

Roof Covering:

Roof Flashings:

Chimneys:

Roof Drainage System:

Method of Inspection:

•Asphalt Shingle

•Metal

•Metal

•Aluminum

•Walked on roof



ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

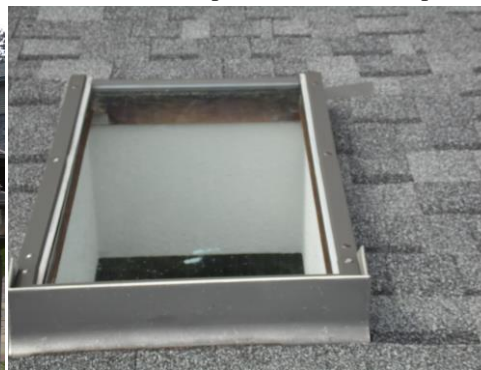
- **Repair:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Exterior



DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Siding •Vinyl Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Sliding Glass
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Asphalt
Entry Walkways And Patios:	•Stone
Porches, Decks, Steps, Railings:	•Wood
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Graded Away From House
Retaining Walls:	•Stone



EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The wood siding should be painted to preserve the building.
- **Repair:** It is recommended that the damaged siding be replaced.
- **Repair:** Damage to the vent is suspected to be the result of vermin activity. Repairs are needed. Depending on the nature of the vermin activity, consulting an animal control specialist may be desirable.
- **Repair:** The garage door opener is inoperative. It should be repaired as necessary.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard.
- **Repair, Safety Issue:** The openings in the porch railing are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.
- **Repair, Safety Issue:** As there is a danger of falling, a railing should be provided on the walkway leading to the driveway.
- **Repair, Safety Issue:** The walkway presents a trip hazard. This condition should be altered for improved safety.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Electrical



DESCRIPTION OF ELECTRICAL

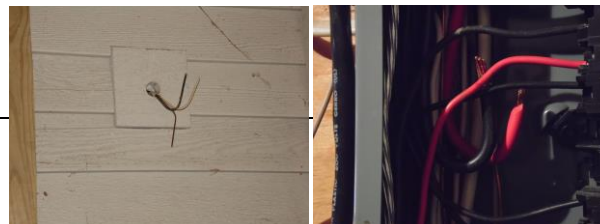
Size of Electrical Service:	•120/240 Volt Second Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers
Service Grounding:	•Copper
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp
Sub-Panel(s):	•Panel Rating: 100 Amp •Breakers •Located: in both garages
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s)



ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** Any openings in the main panel should be covered.
- **Repair:** Abandoned wiring should be removed or appropriately terminated with a box and cover.
- **Safety Issue:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.
- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.
- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended next to kitchen sink. A GFCI offers increased protection from shock or electrocution.

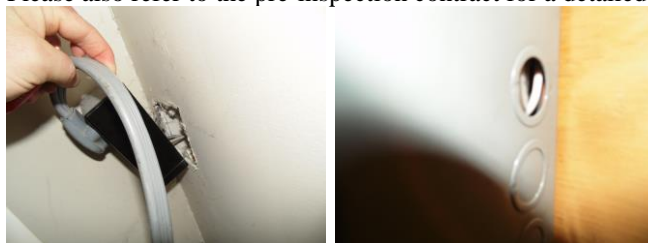


LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Heating

DESCRIPTION OF HEATING



Energy Source:	•Oil
Heating System Type:	•Hot Water Boiler
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Baseboard Heaters

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Old boilers tend to be less efficient than newer units. While replacement of the boiler would result in lower heating costs, replacement is often not cost justified if the present unit is reliable and if after cleaning and adjustment its efficiency is 74% or better.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in Main Attic
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Not Visible
Crawl Space Insulation:	•Not Visible
Roof Ventilation:	•Roof Vents •Ridge Vents •Gable Vents •Soffit Vents
Crawl Space Ventilation:	•No Ventilation Found
Exhaust Fan/vent Locations:	•Bathroom

INSULATION / VENTILATION OBSERVATIONS

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- Insulation improvements to the floor above the crawl space may be desirable.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

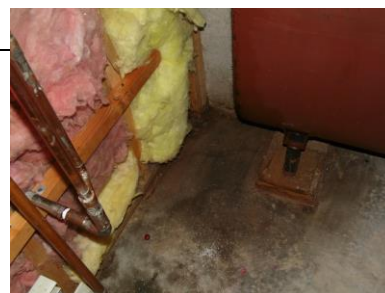
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Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Plastic
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper •Plastic
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Electric 40 gal
Fuel Storage & Distribution:	•Heating Oil Tank - Indoors 250/275g



PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The toilet is loose in master bathroom; recommend securing to the floor as needed.
- **Monitor:** The waste piping connection is suspect.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Wood •Tile
Window Type(s) & Glazing:	•Casement •Awning
Doors:	•Sliding Glass •Metal

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- Monitor:** The window is inoperative in the garage. Improvement can be undertaken as desired.
- Repair:** Doors should be trimmed or adjusted as necessary to work properly.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

•Steel Firebox •Wood Stove

Vents, Flues, Chimneys:

•Metal Flue-Insulated Multi-Wall •Outside Combustion Air Provided

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

