Inspection Report

Provided by:

1 Good Home Inspection

Inspector: William Stowell

315-836-3488
NYS Lic# 16000124791

Property Address

[redacted]

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Report Information

Client Information

Client Name	[redacted]
Client Phone	[redacted]

Property Information

Approximate Year Built	1900 - per Zillow.com
Approximate Square Footage	1080 - per Zillow.com
Number of Bedroom	3
Number of Bath	1
Direction House Faces	North.
Location Type	Rural Road

Inspection Information

Inspection Date	August 4, 2022
Inspection Time	2PM
Weather Conditions	Recently Rained.
Outside Temperature	85 Deg F

Present at Inspection

Buyer. Realtor and Owner for short period of time.

House is

Occupied

House Number

Clearly seen from Street

Foundation Type	Combination Basement and Crawl Space

Report Introduction

Dear Client,

THANK YOU for selecting "1 Good Home Inspection" for your home inspection needs where we strive to provide honest and fair inspections.

Purchasing a home can be a very emotional and exhausting experience and we are here to help you through that process by providing you with this service. This report is designed to be as thorough as possible, but also clear and concise. If you have any questions please call us at (315) 836-3488.

Sincerely,

William Stowell

DISCLAIMERS and LIMITATIONS

The pre-inspection agreement describes the specific conditions and limitations of this home inspection. The items listed below are provided as an additional reminder of some of the limitations of the inspection.

WHAT IS A HOME INSPECTION
A home inspection is NOT a CODES inspection. It is a non-invasive, visual examination of the residential dwelling that identifies current or potential issues that could affect the value of the home. Specifically, we inspect the building's systems and components to identify if they are safe, operational, and what condition they are in on the day of inspection. The inspection is NOT technically exhaustive which means the "extensive" use of measurements, instruments, testing, calculators, and other means to develop scientific or engineering findings, conclusions, and recommendations are beyond the scope of a home inspection. The home inspector follows New York State's Standards of Practice which can be found at NYS Division of Licensing Services (www.dos.ny.gov/licensing/homeinspect/hinspect_ethics.html). In addition, comments and observations contained in this report were completed "on the day of inspection". Issues that might have occurred prior to or after the day of inspection are beyond the control of the inspector.

MOLD and ASBESTOS
1 Good Home Inspection does not perform mold or asbestos testing or inspection's. Any mention of a "mold like" or "asbestos like"
substance" in this report should be considered a recommendation to bring in a specialist to inspect and test for mold and/or asbestos.

RADON
1 Good Home Inspection does not perform Radon Gas testing as part of the "Home Inspection". If you have a specific concern regarding
Radon, consult a Radon specialist for further evaluation. (1 Good Home Inspection DOES offer Radon Testing as an Ancillary Service)

WELL and SEPTIC
1 Good Home Inspection does not perform well or septic system testing as part of the "Home Inspection". The Home Inspection ends where the city/private water supply or the drain waste system exits the home/basement. If you have specific concerns regarding these components, consult a qualified contractor for further evaluation. (1 Good Home Inspection DOES offer Water Testing, Well Flow Test, and Septic Dye Testing as Ancillary Service)

LIMITED ACCESSIBILITY
1 Good Home Inspectors are not required to move items in the building (such as shelving, furniture, stored items, etc.) that might be blocking the view of the inspector and preventing visual observations. In addition, the inspector is not required to gain access to systems and components that, in the opinion of the inspector, might be unsafe to do so or could cause damage to property, components or systems.

GENERAL RECOMMENDATIONS

LOCKS

For security reasons, it is recommended that all locks, including security codes, be replaced prior to moving into the building.

SMOKE/CARBON MONOXIDE DETECTORS

Although this report might indicate the presence, or not, of Carbon Monoxide (CO) and Smoke Detectors, these devices were not "tested" on the day of inspection. Since these devises have a limited life span and, it is difficult to determine when these devises were last installed, it is recommend that new smoke and carbon monoxide detectors be installed, according to manufacturers recommendations, prior to moving into the building.

SYSTEMS and/or COMPONENTS EXCLUDED FROM THIS REPORT

For any system or component (required by New York SoP's) excluded in this report, but present on the day of inspection, we recommend further evaluation by a qualified professional, tradesperson, or service technician.

System or Component	Reason for Exclusion
Crawl space was not entered.	Inspector deemed it not accessible.
Limited view of attic space because blown in insulation inhibited safe stepping and navigation in Attic.	
Two storage sheds by vehicle garage were not included as part of this home inspection.	

DEFINITIONS of CONDITIONS

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Grounds		
Grading Conditions (Repair)	1.1	Minor re-grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation. Recommend necessary repairs by a qualified contractor.
Driveway Conditions (Repair)	1.2	The driveway appears to be approaching the end of its useful life.
Patio Condition (Repair)	1.4	Rear entry covered patio concrete slab has some cracks. Cracks don't appear to be a trip hazard. Would recommend maintenance of filling cracks with urethane caulking to keep water from penetrating.
Column Condition (Repair)	1.5	Appears Serviceable. However, the ledger board and support beams are nailed to the house and support posts. It is recommended these be fastened with approved lag screws. Recommend necessary repairs by a qualified contractor.
Guardrail Condition (Repair)	1.6	Rear deck has a loose guard rail post next to the house on the right side. This can allow the railing to fail resulting in a possible fall hazard. Recommend necessary repairs by a qualified contractor.
Exterior		
Front Entrance Conditions (Repair)	2.1	The front entrance decking ledger board is nailed to the house. Recommend using approved lag screws. Rim joists are nailed to the support posts. Recommend using approved lag bolts/screws. Floor joists are missing joist hangers. These corrections will help ensure the deck doesn't fail. Recommend necessary repairs by a qualified contractor.
Exterior Wall Conditions (Repair)	2.3	A few cracks and holes found in siding. These can allow moisture intrusion. Recommend necessary repairs by a qualified contractor. and damage to inner wall covering.
Exterior Door Conditions (Safety)	2.6	Door to rear patio has low headroom. It's only 70 inches tall. Standard door is 80 inches. All exterior doors (except the one leading to basement) have dead bolts that are keyed from the inside. This is a safety egress issue in an emergency (I.e: fire). Recommend necessary repairs by a qualified contractor.
Chimney Conditions (Repair)	2.8	Some loose mortar/sealant noted. This can allow moisture intrusion and damage. Recommend necessary repairs by a qualified contractor.
Roofing		

Report Summary Page		
Roof Covering Condition (Repair)	3.1	Observed some damaged gable end roof trim and some loose metal roofing. This may have been from ice damming (see sample picture). Ridge cap is in need of sealing. Roof metal was incorrectly lapped during install. A hole was observed around one of the metal roof fasteners. These can lead to water intrusion and damage. Recommend further evaluation and necessary repairs by a qualified contractor.
Flashing Conditions (Appears Serviceable)	3.2	The exposed flashings appeared to be in serviceable condition at the time of inspection. However, the rubber boot flashing around the electrical entrance mast was lifted and the flashing around the attic roof vents are areas prone to leaks. Recommend monitoring these areas for leaks and contacting a roofing contractor if needed to make repairs.
Attic Conditions (Repair)	3.3	The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection. An electrical box was not covered. Recommend covering the box for safety. Recommend necessary repairs by a qualified contractor.
Attic Ventilation Conditions (Repair)	3.4	Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents. Recommend further evaluation and necessary repairs by a qualified contractor.
Heating - Air		
Unit Conditions (Repair)	4.1	Unit had a damaged air filter. Unit had a 1994 Install date handwritten on the cover. Data label had manufacture testing date of 1989. It didn't appear there was a place (bracket) to properly hold the filter. No filter track / holder was noted. In order for the filter to be effective, recommend installation of a filter track. Recommend necessary repairs by a qualified contractor.
Ventilation Conditions (Repair)	4.3	Furnace vent pipe draft control gate was sticking. This needs to be able to move freely for proper draft control. Recommend necessary repairs by a qualified contractor.
Electrical		
Electrical Panel Conditions (Repair)	5.3	A wire in the panel box appears undersized for the attached circuit breaker. A 14-gauge wire is attached to a 20 Amp Breaker. The grounding wire, located outside to the left of the front entrance, appears to be frayed and damaged. Recommend further evaluation by a licensed electrician prior to close.

Report Summary Page		
Subpanel Conditions (Repair)	5.4	Garage subpanel was fed from the house with two hot and one neutral wire. No 4th grounding wire was noted going back to the house nor was a grounding wire/rod noted at the garage. A three-wire connection was present at the sub panel. A separate fourth ground / neutral wire was not connected from the main panel to the sub panel. Although the present condition may have been proper at the time the sub panel was installed, today's standards use an additional ground or neutral wire from the main to the sub. Recommend necessary repairs by a qualified contractor.
Plumbing		
Drain Line Conditions (Repair)	6.3	Due to conditions observed or the main drainpipe exit location, a septic system and/or drywell may be, or MAY HAVE BEEN present at one time. Septic system verification, testing and evaluation are outside the scope of this inspection. Client is advised to consult with a homeowner for verification and / or a licensed septic certification specialist. The main waste line appears to have insufficient pitch (too steep) for adequate drainage. Recommend further evaluation by a licensed plumber.
Water Heater Conditions (Repair)	6.4	Plastic intake/outtake lines are attached directly to the top of the water heater. Heat can damage these plastic pipes causing failure. Recommend installing metal lines at least 18" above tank. (see SAMPLE photo). Recommend necessary repairs by a qualified contractor.
Bath(s)		
Electrical Conditions (Safety)	9.7	GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended in bathroom to protect against electrical shock. One outlet (by light switch) tested to have an open ground. Recommend necessary repairs by a qualified contractor.
Counter - Cabinet Conditions (Repair)	9.10	Caulking is coming loose where sink top meets the wall. This can allow moisture intrusion and water damage. Recommend necessary repairs by a qualified contractor.
Basement		
Wall Conditions (Repair)	10.2	Basement walls show signs of moisture intrusion. Staining and efflorescence present on walls. This is common on older homes with foundation walls of stone/concrete. Recommend further evaluation and necessary repairs by a qualified contractor to help seal walls.
Floor Conditions (Repair)	10.4	Basement floor was damp and appears to be a dirt floor. Gutters to keep water away from foundation might help with the damp basement floor. Installation of a poured concrete floor and a sump pump might also help with the moisture issues. Recommend necessary repairs by a qualified contractor.

Report Summary Page		
Basement Window Conditions (Repair)	10.6	Basement windows have been sealed off and framing needs to be sealed/painted. Windows could help vent the moisture in the basement/crawl spaces. Recommend necessary repairs by a qualified contractor.
Lighting Conditions (Repair)	10.9	Some Lights were out or inoperative at the time of inspection. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close. Recommend necessary repairs by a qualified contractor.
Sump Pump Conditions (Repair)	10.10	No sump pump was noted in the basement. Sump pumps are recommended in basements to remove water that might accumulate naturally or if a pipe starts leaking. Owner should consider installing a sump pit and pump. Recommend installation by a qualified contractor.
Other Conditions (Repair)	10.12	Crawl space was not entered. Inspector could not make entry due to the small access hole. Some water condensation was noted on the duct work in the crawl space. On the day of inspection, it was hot and humid which could result in the condensation observed. Placing a vapor barrier (plastic) down in the crawl space might help as well as improving basement ventilation. Recommend further evaluation and necessary repairs by a qualified contractor.
Garage - Laundry		
Siding Conditions (if detached) (Repair)	11.2	Some siding damage noted close to the ground. This can allow moisture intrusion and water damage. Recommend necessary repairs by a qualified contractor.
Floor Conditions (Repair)	11.5	Cracks and settlement were observed to the concrete flooring. Recommend further evaluation by a masonry contractor.
Vehicle Door Conditions (Repair)	11.8	Door operated as designed. However, the electronic safety eye sensors that are supposed to be mounted at the bottom of the doors were mounted on a rafter. This "bypasses" the doors safety feature which stops the door from closing if an obstruction (like a small child) is under the door. Recommend necessary repairs by a qualified contractor.
Electrical Conditions (Repair)	11.9	Outlets were not GFCI protected as recommended for wet locations to help prevent electrical shock. Recommend installation of GFCI (Ground Fault Circuit Interrupter) outlets by a qualified contractor.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

1 Grounds

Grading

Grading Slope The site is moderately sloped.

1.1) Grading Conditions R

Minor re-grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement / crawlspace, and / or cracks or movement in the foundation. Recommend necessary repairs by a qualified contractor.

Grade sloping toward foundation

Rain line and low area next to foundation.

Low area by foundation shows signs of ponding.

Trees and Shrubs too close to house No Trees or Shrubs threatening house or foundation

Exterior Foundation

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Exterior Foundation Walls	Block and some stone covered with concrete parge.
Exterior foundation exposure	12 to 24 inches
Window Wells	None Noted

Driveways - Sidewalks - Walkways - Patios - Fencing

Driveway Material	Asphalt.
1.2) Driveway Conditions	R

The driveway appears to be approaching the end of its useful life.

Cracks in asphalt

Asphalt showing loose gravel

Sidewalk Material	Concrete.
1.3) Sidewalk Conditions	AS

Appears Serviceable. Recommend removing any vegetive growth which might cause premature failure of concrete.

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Concrete walk to front entrance

Concrete walk showing some vegetation overgrowth.

Patio	Concrete
Patio location	Rear of house
1.4) Patio Condition	R

Rear entry covered patio concrete slab has some cracks. Cracks don't appear to be a trip hazard. Would recommend maintenance of filling cracks with urethane caulking to keep water from penetrating.

Rear entry covered patio

Cracking in patio concrete

Fence Material	None Observed

Retaining Wall

Retaining Wall Material	No retaining wall noted.

Decks

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Deck location	East end and rear of house.
Deck Material	Wood
Deck steps to grade	Two
Visibility under deck	Less than 12 inches and view obstructed
Support columns under deck	Wood
1.5) Column Condition	R

Appears Serviceable. However, the ledger board and support beams are nailed to the house and support posts. It is recommended these be fastened with approved lag screws. Recommend necessary repairs by a qualified contractor.

Rear deck - loose guard railing

Support beam on rear deck nailed to support posts.

Nails holding rim joist to support post.

Rear deck ledger board nailed to house - should be lag screwed.

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1.6) Guardrail Condition R

Rear deck has a loose guard rail post next to the house on the right side. This can allow the railing to fail resulting in a possible fall hazard. Recommend necessary repairs by a qualified contractor.

Guard railing on back deck loose

Loose bolt holding guard railing post

1.7) Handrail Condition NI

No handrailing observed on side or rear decks.

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Rear deck

East end deck

East end deck

Rear deck

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

2 Exterior

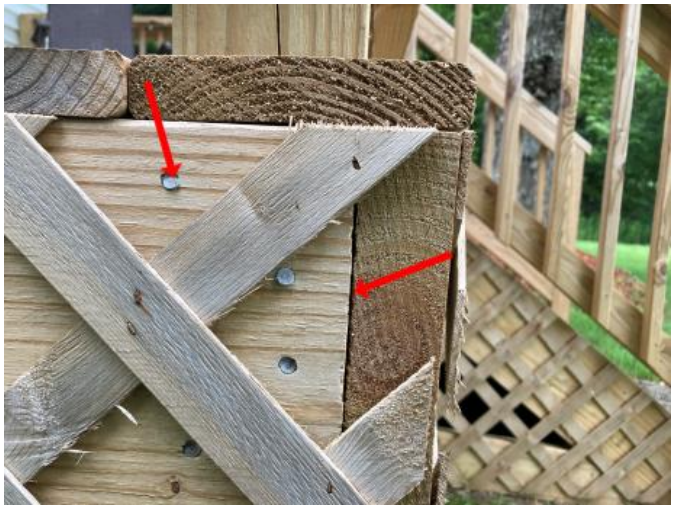
Front - Back Entrance

Front Entrance Type Porch.

2.1) Front Entrance Conditions R

The front entrance decking ledger board is nailed to the house. Recommend using approved lag screws. Rim joists are nailed to the support posts. Recommend using approved lag bolts/screws. Floor joists are missing joist hangers. These corrections will help ensure the deck doesn't fail. Recommend necessary repairs by a qualified contractor.

No joist hangers on front entrance porch deck



Rim joists nailed to support posts.

Ledger board nailed to house - recommend lags. Also, no joist hangers.

Back Entrance Type Deck and covered patio area. Also, one rear entry door access to the basement.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

2.2) Back Entrance Conditions AS

Appears Serviceable.

Rear entry door to basement and sliding glass doors.

Rear patio

Rear patio entrance ramp/door.

Exterior Walls

Structure Type Wood frame.

Exterior Wall Covering The visible and accessible areas of the exterior siding material are vinyl.

2.3) Exterior Wall Conditions R

A few cracks and holes found in siding. These can allow moisture intrusion.
Recommend necessary repairs by a qualified contractor. and damage to inner wall covering.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Cracks in siding

Holes in siding (patched)

Damaged J channel on siding.

Trim	Vinyl and some Wood
2.4) Trim Condition	AS

Appears Serviceable.

Exterior Windows - Doors

Window Type	Awning, Casement, and Double Hung.
Window Material	Vinyl and Wood.
2.5) Window Conditions	AS

Appears Serviceable.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

2.6) Exterior Door Conditions S

Door to rear patio has low headroom. It's only 70 inches tall. Standard door is 80 inches. All exterior doors (except the one leading to basement) have dead bolts that are keyed from the inside. This is a safety egress issue in an emergency (I.e: fire). Recommend necessary repairs by a qualified contractor.

Front door

Rear basement and sliding glass doors

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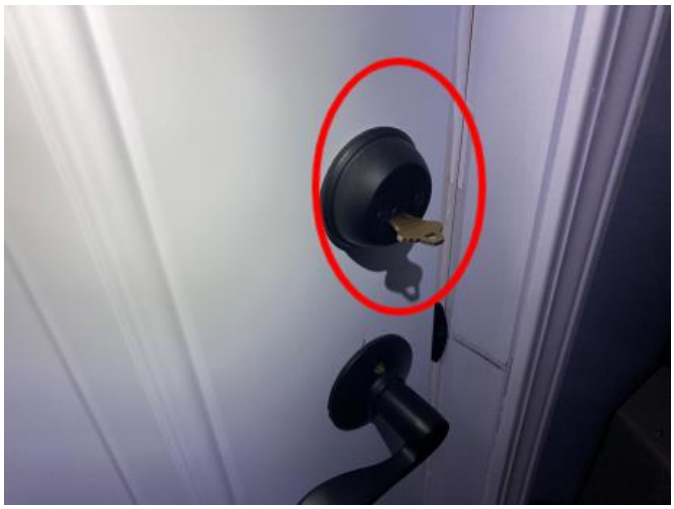
Rear patio entrance door

East end entrance door

Door to rear patio only 70 tall. Standard is 80 inches.



Dead bolt keyed from inside.

Exterior Water Faucet(s)

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Faucet Location West and East ends of home.

2.7) Faucet Conditions AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

West end - Outdoor Faucet

East end - Outdoor faucet

High Efficiency Heating

High Efficiency Piping No high efficiency venting noticed.

Chimney

Chimney made of Block

2.8) Chimney Conditions R

Some loose mortar/sealant noted. This can allow moisture intrusion and damage. Recommend necessary repairs by a qualified contractor.

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Loose mortar and sealant on Chimney

No chimney crown

Chimney Flue	Noted at top of chimney
Chimney Crown	Not noted. Chimney crowns help shed water away from chimney structure. Recommend qualified contractor evaluate and make necessary repairs.

SAMPLE Chimney Crown

Well

Well location	Not Noted. Owner specified it was a spring but did not know where it was located. Recommend trying to find out where the spring (water supply) is located in relation to the septic system.

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3 Roofing

Roof Covering

Method of Inspection	The roof was inspected by walking the safe and accessible areas.
Roof Style	Gable.
Roof Covering Material	Metal.
Number of Layers	Two on main house. One over rear patio.
3.1) Roof Covering Condition	R

Observed some damaged gable end roof trim and some loose metal roofing. This may have been from ice damming (see sample picture). Ridge cap is in need of sealing. Roof metal was incorrectly lapped during install. A hole was observed around one of the metal roof fasteners. These can lead to water intrusion and damage. Recommend further evaluation and necessary repairs by a qualified contractor.

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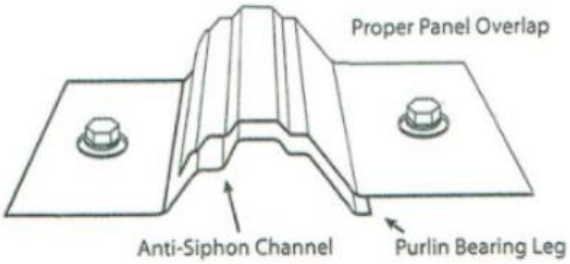
Ridge cap needs sealing

Roof metal needs to be fastened

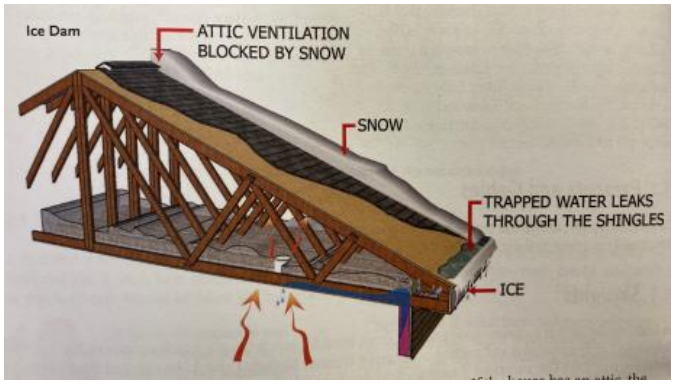
Some damage (Ice??) to fascia metal trim

Steel roofing was lapped incorrectly when installed.



SAMPLE of Properly Lapped metal roofing.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**



SAMPLE Ice damming.

Hole around screw fastener.

3.2) Flashing Conditions AS

The exposed flashings appeared to be in serviceable condition at the time of inspection. However, the rubber boot flashing around the electrical entrance mast was lifted and the flashing around the attic roof vents are areas prone to leaks. Recommend monitoring these areas for leaks and contacting a roofing contractor if needed to make repairs.

Attic Roof Vent flashing

Electrical Entrance Mast flashing "lifted"

Gutter Material	No gutters observed on the day of inspection.
Roof Penetrations	Chimney, Attic Roof Vents, and Electrical Entrance Mast.
Gable Overhang	Between 12 and 24 inches
Eve Overhang	Between 12 and 24 inches

Attic Area

Attic Access	The pull-down attic stair assembly appeared to be in

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serviceable condition. Maintenance is recommended on a regular basis for increased safety.

Pull down attic stairs in small office area.

Method of Inspection	The attic inspection was limited to those areas visible from the access.
Roof Frame Type	The roof framing is constructed with rafter framing.
Roof Decking	Wood Plank
Rafter or Truss Spacing	24" spacing

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3.3) Attic Conditions R

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection. An electrical box was not covered. Recommend covering the box for safety. Recommend necessary repairs by a qualified contractor.

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No cover on Junction Box.

Attic Ventilation Type Gable Vents and Roof Vents,

3.4) Attic Ventilation Conditions R

Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents. Recommend further evaluation and necessary repairs by a qualified contractor.

Gable end vent

Roof Vent.

Attic Insulation Type Vermiculite covered with fiberglass batt insulation and then topped with loose fiber fill. Vermiculite was used years ago for insulation and may contain asbestos. This material was observed in the attic but was buried deep under fiberglass batt and loose fiber fill. Left undisturbed, it poses minimal health concerns. It is recommended that the homeowner educate themselves about this product and make decisions based on that research. Here is a link that explains the risks of vermiculite.

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(https://www.epa.gov/asbestos/protect-your-family-asbestos-contaminated-vermiculite-insulation)

3.5) Attic Insulation Conditions AS

The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate.

Attic Floor Framing	Not observable
Attic Floor System	No Flooring
Bathroom vent duckwork	None Noted

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4 Heating - Air

Heating

Brand Name	Olsen
Location of Unit	Basement.
Heating Type	Forced Air.
Energy Source	Oil.
Energy Source Location	Basement

Fuel oil tank

Emergency Shut Off	Noted at top of stairs and Attached to the unit

Emergency Shut Off for Furnace - Top of Basement Stairs.

Approximate BTU Rating	As per data plate. Unit is a model BCL 120S. 117,000

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BTU's

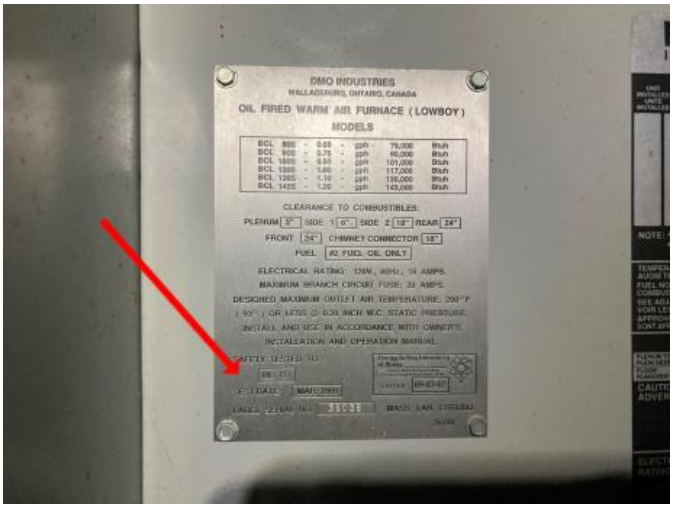
Data Plate on Furnace

4.1) Unit Conditions

R

Unit had a damaged air filter. Unit had a 1994 Install date handwritten on the cover. Data label had manufacture testing date of 1989. It didn't appear there was a place (bracket) to properly hold the filter. No filter track / holder was noted. In order for the filter to be effective, recommend installation of a filter track. Recommend necessary repairs by a qualified contractor.

Handwritten install date.



Manufacture testing date.

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Furnace filter with no holding rack.

Distribution Type The visible areas of the heat distribution system are ductwork with registers.

4.2) Distribution Conditions AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

4.3) Ventilation Conditions R

Furnace vent pipe draft control gate was sticking. This needs to be able to move freely for proper draft control. Recommend necessary repairs by a qualified contractor.

Draft control sticking

4.4) Thermostat Condition AS

The normal operating controls appeared to be serviceable at the time of the inspection.

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Furnace and air conditioning thermostat.

Space Heaters

Several propane space heaters were noted.

4.5) Space heater condition

AS

Rannai space heaters operated as designed.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Air Condition - Cooling

Brand	Carrier - R4A330AKH100
Location of Evaporator	Basement
Type of Cooling System	Split system.
AC Unit Power Source	240V.
4.6) AC Unit Conditions	AS

Newer System - Manufacture Date 2020, Appears Serviceable.

Manufacture date = 2020

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AC during operation	System sounds acceptable
AC discharge air was	Cool
AC Pad	Appears Serviceable.
Electrical Disconnect	Noted and in acceptable condition.

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5 Electrical

Service Drop - Weatherhead

Electrical Service Type	The electrical service is overhead.
Electrical Service Material	Aluminum.
Number of Conductors	Two hot and one neutral
5.1) Electrical Service Conditions	AS

Two electrical meters present. According to the owner, there was trailer in the back yard on its own electrical service and one time but is now disconnected. Service entrance mast appeared bent but serviceable and had a cable securing it to the roof to prevent further bending to the mast.

Duel electrical meters

Service Entrance Mast Bent

Main Electrical Panel

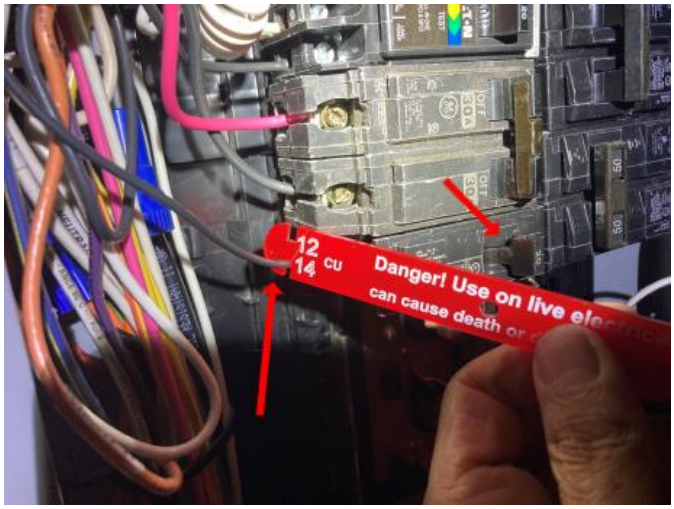
Main Disconnect Location	At Main Panel.
Electric Panel Location	The main electric panel is located at the basement.
Panel Amperage Rating	The electrical capacity of main breaker was listed / labeled as 100 amps.
Circuit Protection Type	Breakers.
5.2) Wiring Methods	AS

Plastic insulated (romex) type wire is present.

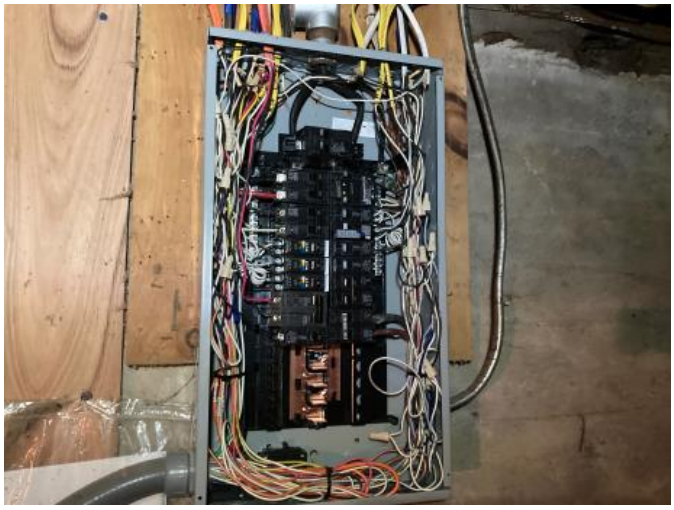
5.3) Electrical Panel Conditions	R

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

A wire in the panel box appears undersized for the attached circuit breaker. A 14-gauge wire is attached to a 20 Amp Breaker. The grounding wire, located outside to the left of the front entrance, appears to be frayed and damaged. Recommend further evaluation by a licensed electrician prior to close.



14 gauge wire attached to 20 Amp Breaker.



Grounding wire appears damaged.

Electrical Subpanel

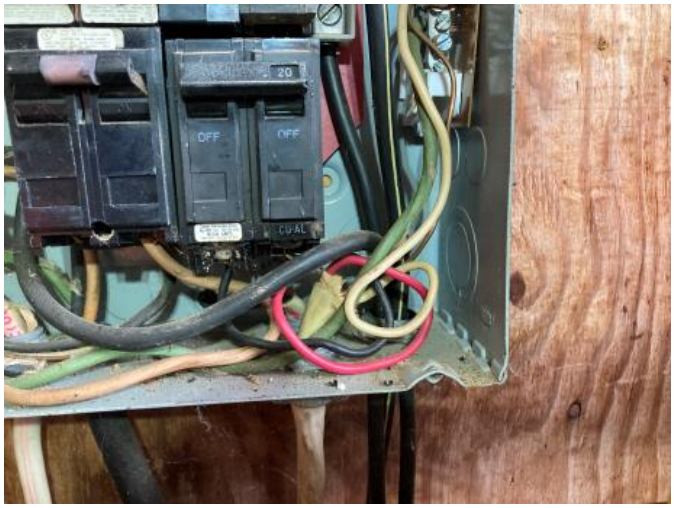
Subpanel Location A sub panel is located at the garage.

5.4) Subpanel Conditions R

Garage subpanel was fed from the house with two hot and one neutral wire. No 4th grounding wire was noted going back to the house nor was a grounding wire/rod noted at the garage. A three-wire connection was present at the sub panel. A separate fourth ground / neutral wire was not connected from the main panel to the sub panel. Although the present condition may have been proper at the time the sub panel was installed, today's standards use an additional ground or neutral wire from the main to the sub. Recommend necessary repairs by a qualified contractor.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Garage electrical subpanel



Standby Generator

Description Generac Propane Generator

Standby Generator Condition

5.5) Standby Generator Condition AS

Main power disconnect switch was opened (shutdown) on the day of inspection and the Standby Generator operated as designed.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Standby Electrical Generator

Standby Generator panel.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

6 Plumbing

Water Main Line

Water service type	Private - spring according to owner.
Main Line Material	The visible material of the main line / pipe appears to be plastic.
Location of water meter	None noted - private water supply
Main Shutoff Location	The main valve is located at the basement.
6.1) Main Line & Valve Conditions	AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Shallow well pump and pressure tank. Two main water shut off valves.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Whole house filter.

Water Filter

Water shut-off valves.

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is plastic and PEX.

6.2) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

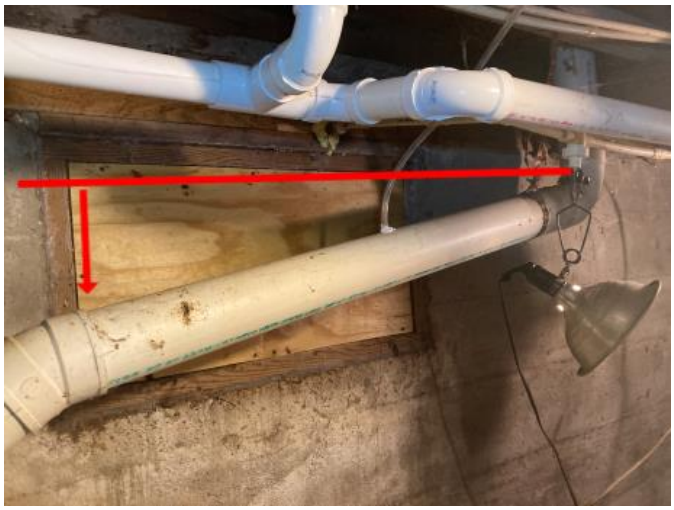
AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are plastic.

6.3) Drain Line Conditions R

Due to conditions observed or the main drainpipe exit location, a septic system and/or drywell may be, or MAY HAVE BEEN present at one time. Septic system verification, testing and evaluation are outside the scope of this inspection. Client is advised to consult with a homeowner for verification and / or a licensed septic certification specialist. The main waste line appears to have insufficient pitch (too steep) for adequate drainage. Recommend further evaluation by a licensed plumber.



Drain line pitch too steep.

Drain exiting basement at wall base. Perhaps to a drywell??

Water Heater(s)

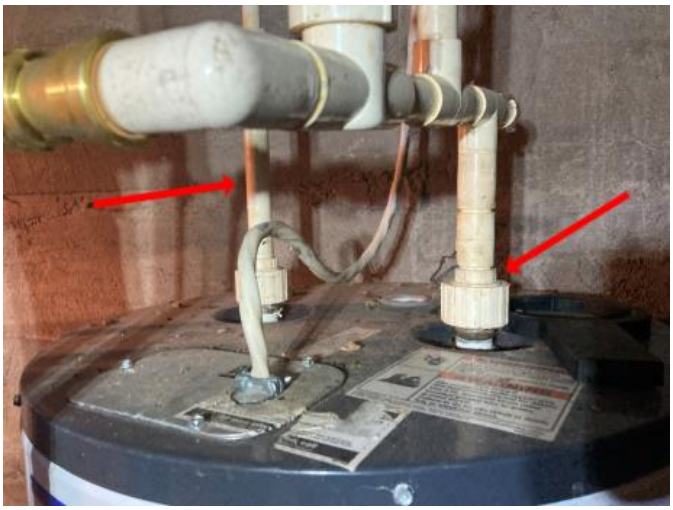
Brand Name US Craftsman - Manufacture date on label = 2011

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Water Heater Type	Electric.
Water Heater Location	Basement.
Water Heater Capacity	40 Gallon.
6.4) Water Heater Conditions	R

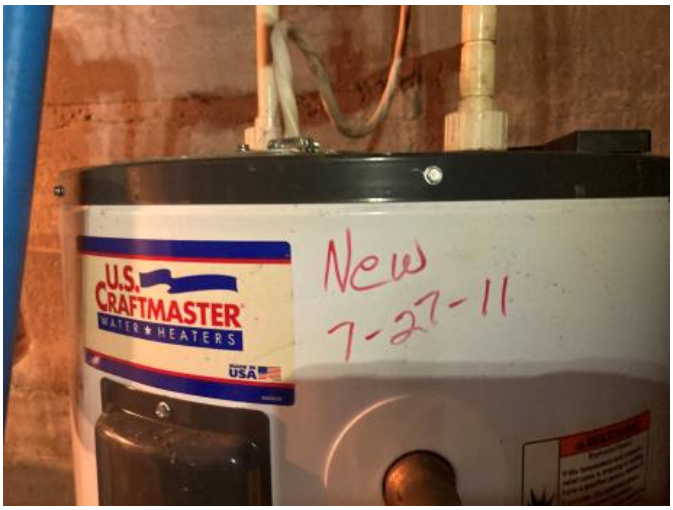
Plastic intake/outtake lines are attached directly to the top of the water heater. Heat can damage these plastic pipes causing failure. Recommend installing metal lines at least 18" above tank. (see SAMPLE photo). Recommend necessary repairs by a qualified contractor.

Water Heater - Electric



Plastic piping attached too close to heater.

Data label indicates 2011 manufacture date.



AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

SAMPLE water heater connection lines

Tested for Hot Water Hot water was received at faucet

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

7 Interiors

Walls - Ceilings - Floors

7.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

7.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

7.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

7.4) Heat Source Conditions AS

Appears Serviceable.

Windows - Doors - Stairs

7.5) Interior Window Conditions AS

Appears Serviceable.

7.6) Interior Door Conditions AS

Appears Serviceable.

7.7) Stairs NI

No interior stairs noted.

Electrical Conditions

7.8) Electrical Conditions AS

Appears Serviceable.

7.9) Lighting Conditions AS

Appears Serviceable.

7.10) Ceiling Fan Conditions AS

Appears Serviceable.

7.11) Smoke Detector Conditions AS

Smoke alarms were noted by not tested. Inspector had no way to accurately test the device. It's recommended to replace all smoke and CO alarms according to manufacturer's recommendations prior to moving in the home.

Fireplace

Fireplace Location No fireplace noted.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

8 Kitchen

Walls - Ceilings - Floors

8.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

8.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

8.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

8.4) Heat Source Conditions AS

Appears Serviceable.

Windows - Doors

8.5) Kitchen Window Conditions AS

Appears Serviceable.

8.6) Kitchen Door Conditions AS

Appears Serviceable.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Electrical Conditions

8.7) Electrical Conditions AS

It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

8.8) Lighting Conditions AS

Appears Serviceable.

8.9) Ceiling Fan Conditions AS

Appears Serviceable.

Kitchen Sink - Counter tops - Cabinets

8.10) Counter Conditions AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

8.11) Cabinet Conditions AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

8.12) Sink Plumbing Conditions AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

Appliances

Stove - Range Type Whirlpool - Gas oven and range combination. Also, electric ovens present by not operated.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Electric Ovens

8.13) Stove - Range Condition AS

Appears Serviceable.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

8.14) Hood Fan Conditions AS

The fan / hood and light were part of the microwave and in operational condition at the time of the inspection.

8.15) Dishwasher Conditions NI

Inspector did not operate on day of inspection.

8.16) Refrigerator AS

Appears Serviceable.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

9 Bath(s)

Walls - Ceilings - Floors

9.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

9.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

9.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

9.4) Heat Source Conditions AS

Appears Serviceable.

Windows - Doors

9.5) Bathroom Window Conditions AS

Appears Serviceable.

9.6) Bathroom Door Conditions AS

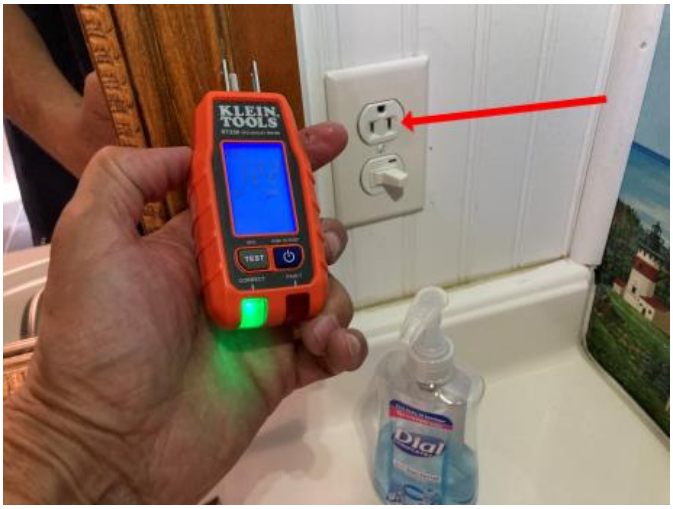
Appears Serviceable.

Electrical Conditions

9.7) Electrical Conditions S

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended in bathroom to protect against electrical shock. One outlet (by light switch) tested to have an open ground. Recommend necessary repairs by a qualified contractor.

Open Ground



Outlet not GFCI protected.

9.8) Lighting Conditions AS

Appears Serviceable.

9.9) Vent Fan Conditions AS

Window ventilation only was observed in bath. While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Bathroom Sink

9.10) Counter - Cabinet Conditions

R

Caulking is coming loose where sink top meets the wall. This can allow moisture intrusion and water damage. Recommend necessary repairs by a qualified contractor.

Caulking loose where sink top meets wall.

9.11) Sink Conditions

AS

Appears Serviceable.

Shower - Tub - Toilet

9.12) Shower - Tub Conditions

AS

Appears Serviceable.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

9.13) Toilet Conditions AS

Appears Serviceable.

Functional Flow Test	With multiple faucets running, the water pressure only dropped slightly when the toilet was flushed.
Safety grab bar	A safety grab bar was noted

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

10 Basement

Walls - Ceilings - Floors

Basement Access Stairs from Interior and Door from Exterior.

Interior door to basement

Exterior door to basement

10.1) Basement Stair Conditions AS

Appears Serviceable. Should note that the house was built in the 1900's. Head room as you enter the basement is low and the steps have inconsistent riser height. Care must be taken when entering the basement as not to hit your head or fall down steps.

Inconsistent step riser height.

Low head room and inconsistent step rise.

10.2) Wall Conditions R

Basement walls show signs of moisture intrusion. Staining and efflorescence present on walls. This is common on older homes with foundation walls of stone/concrete. Recommend further evaluation and necessary repairs by a qualified contractor to help seal walls.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Efflorescence.

10.3) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

10.4) Floor Conditions R

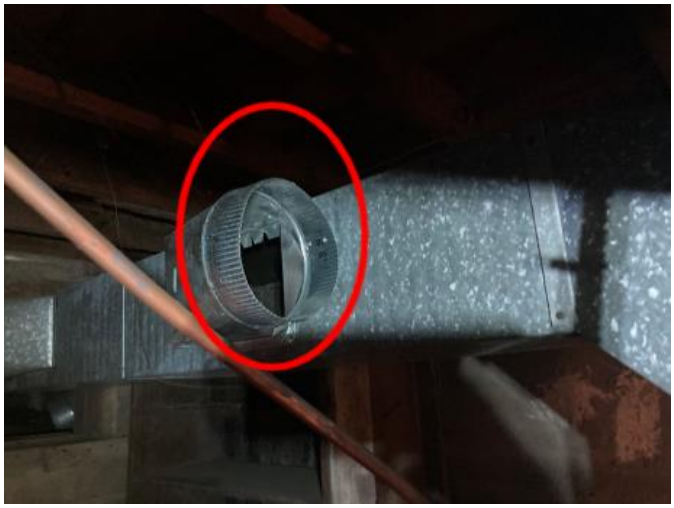
Basement floor was damp and appears to be a dirt floor. Gutters to keep water away from foundation might help with the damp basement floor. Installation of a poured concrete floor and a sump pump might also help with the moisture issues. Recommend necessary repairs by a qualified contractor.

Basement floor.

10.5) Heat Source Conditions AS

Appears Serviceable.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**



Basement heat duct.

Windows - Doors

10.6) Basement Window Conditions R

Basement windows have been sealed off and framing needs to be sealed/painted. Windows could help vent the moisture in the basement/crawl spaces. Recommend necessary repairs by a qualified contractor.

Basement window sealed off.

10.7) Basement Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

10.8) Electrical Conditions AS

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

A junction box was missing its cover. Outlets in basement were not GFCI protected as recommended in wet areas like basements to help prevent electrical shock. Recommend necessary repairs by a qualified contractor.

Junction box missing cover.

Outlet not GFCI protected.

10.9) Lighting Conditions R

Some Lights were out or inoperative at the time of inspection. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close. Recommend necessary repairs by a qualified contractor.

10.10) Sump Pump Conditions R

No sump pump was noted in the basement. Sump pumps are recommended in basements to remove water that might accumulate naturally or if a pipe starts leaking. Owner should consider installing a sump pit and pump. Recommend installation by a qualified contractor.

Beams and Supports

Material Used Wood Support Posts used in crawl space.

10.11) Condition AS

Appears Serviceable.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Wood supports for beams in crawl space.

Other Conditions

10.12) Other Conditions

R

Crawl space was not entered. Inspector could not make entry due to the small access hole. Some water condensation was noted on the duct work in the crawl space. On the day of inspection, it was hot and humid which could result in the condensation observed. Placing a vapor barrier (plastic) down in the crawl space might help as well as improving basement ventilation. Recommend further evaluation and necessary repairs by a qualified contractor.

Condensation on ducting in crawl space.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

11 Garage - Laundry

Walls - Ceilings - Floors

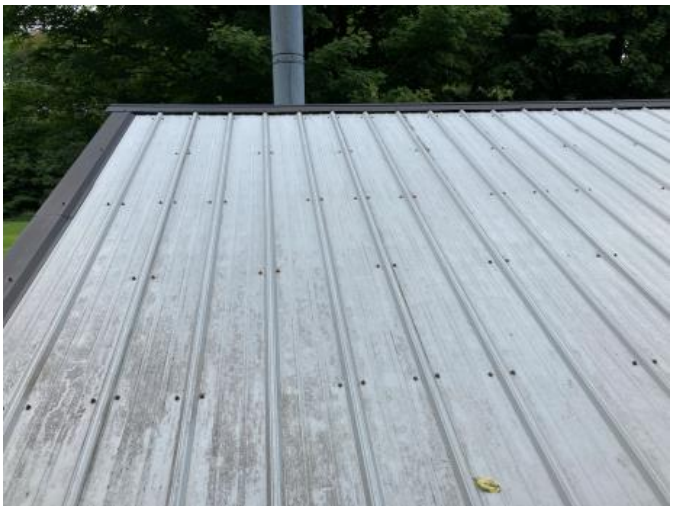
Garage Type The garage is detached from the house.

Roof type (if detached) Gable

Roof Covering (if detached) Metal

11.1) Roof Conditions (if detached) AS

Appears Serviceable.



Gutters (if detached) None noted.

11.2) Siding Conditions (if detached) R

Some siding damage noted close to the ground. This can allow moisture intrusion and water damage. Recommend necessary repairs by a qualified contractor.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Siding damage.

Siding damage

11.3) Wall Conditions AS

Appears Serviceable. Personal belongings and / or shelving prevented a full inspection of the

entire wall. Moving or disturbing homeowner personal property is outside the scope of our inspection.

11.4) Ceiling Conditions AS

Appears Serviceable.

11.5) Floor Conditions R

Cracks and settlement were observed to the concrete flooring. Recommend further evaluation by a masonry contractor.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Cracks in garage floor

Cracks and some Spalling on floor.

Floor drain and cracks in floor.

11.6) Window Conditions AS

Appears Serviceable.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

11.7) Door Conditions NI

Items stored and leaning against the main door prevent inspection of the door on the day of inspection.

Items stored prevented inspection of man door.

11.8) Vehicle Door Conditions R

Door operated as designed. However, the electronic safety eye sensors that are supposed to be mounted at the bottom of the doors were mounted on a rafter. This "bypasses" the doors safety feature which stops the door from closing if an obstruction (like a small child) is under the door. Recommend necessary repairs by a qualified contractor.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Electric safety "Eyes" mounted on rafter.

11.9) Electrical Conditions R

Outlets were not GFCI protected as recommended for wet locations to help prevent electrical shock. Recommend installation of GFCI (Ground Fault Circuit Interrupter) outlets by a qualified contractor.

Outlets are not GFCI protected.

11.10) Lighting Conditions AS

Appears Serviceable.

Interior visibility limited by Items stored in garage limited the inspectors view of some areas. Recommend items be removed so those areas can be viewed and inspected.

Laundry Room

Location The laundry facilities are located in the kitchen area.

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

Washing Machine Type and Make	Whirlpool front loading.
Dryer Type and Make	Whirlpool - Gas
11.11) Laundry Room Conditions	AS

Appears Serviceable.

Washing Machine Overflow Pan	Missing washer overflow pan.

No washing machine pan noted.

Age of Washing Machine	Newer
Operated washer and dryer	Not operated by inspector

AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**

12 Foundation - Crawl Space

Foundation

Foundation Type

Foundation Material

12.1) Foundation Conditions AS

Flooring Structure

Flooring Support Type

12.2) Flooring Support Conditions AS