

Home Inspection Report

Any Road, USA, N.Y.

Inspection Date:
09/0106

Prepared For:
New Homeowner

Inspector:
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New York State Licensed Home Inspector

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home. The findings of the inspection listed below are minor items to be addressed. This house is in good condition with very little improvements needed. Enjoy your new home!

CONVENTIONS USED IN THIS REPORT

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

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

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.

Improve: denotes improvements which are recommended but not required.

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

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.

Foundation

Improve: Parging, the cementitious coating, covering the foundation system is coming loose in a few areas from the foundation. The loose parging does not affect the structure, it provides waterproofing at the foundation and covers the masonry block.

Floors

Monitor: Some cracking is noted at the slab in the garage, indication some settlement of the slab, there is no need to take corrective action. Garages typically have some cracks in the slab.

Sloped Roofing

Improve: Roof is at the end of its intended life, budget to replace soon.

- **Monitor:** The roofing is in fair condition. The roofing shows evidence of moss and organic build up in shaded areas. This condition may reduce the life expectancy of the roofing. Trimming or removing trees could improve this condition.
- **Repair:** Nail heads are exposed at the flashing and end of ridge cap. Also re-nail ridge cap and seal nail heads. They should be sealed to reduce risk of leaks.

Gutters & Downspouts

Improve: Clean gutters on a regular basis to insure they are free of leaves/debris to divert water away from the house properly.

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Discretionary Improvements

Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris.

Garage

- **Improve:** Install a second garage door opener with infrared safeties.
- **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.

Safety Issue: Improve: Adjust the automatic reverse at overhead garage door so that it reverses more easily

Lot Drainage

Improve: The grading should be improved at the perimeter of the right side foundation. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first six feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Deck

Safety Issue: Improve: Deck railing spacing is to be less than 4" if deck is more than 24" above grade

Improve: Power wash & seal pressure treated wood.

Driveway

Monitor: Asphalt driveway has typical cracking for its age, the cracks can be filled and the driveway sealed for prolonged life if desired

Improve: Apply driveway sealant for prolonged driveway life.

Landscaping

Improve: Cut back vegetation so it does not touch house and room is provided for maintenance and air flow

Shed

Improve: The shed is in serviceable condition and can use improvements.

Discretionary Improvements

Cleaning of the siding may be worthwhile.

Outlets

Improve: Outlets that are within 6 feet of a water source which include kitchen, bathrooms, exterior, garage and electrical panel are to be ground fault circuit interrupter (GFCI) protected. These prevent potential electrical shock, they are added safety devices.

- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended in the kitchen for the three (3) outlets on the counter backsplash wall. A ground fault circuit interrupter (GFCI) offers increased protection from shock or electrocution.

Boiler

Monitor: Oil fired heating system should be serviced on a regular basis, as a typical maintenance item. Service contracts are available from most heating oil suppliers.

Improve: Service the heating system as a regular maintenance item.

- **Monitor:** Corrosion was observed at the tankless coil. This condition should be carefully monitored and if active leaking is noted, it should be repaired promptly to avoid damage to the equipment or to the building.

Thermostat

- **Monitor:** The thermostat's are older and may be temperamental. Replacement is a minor job.

Discretionary Improvements

The installation of a "set back" thermostat may help to reduce heating costs.

If central air conditioning is desired, an independent system would have to be installed. These systems are often mounted in the attic, and employ ductwork.

Through The Wall Units

Improve: Change the air filter on a regular basis as a maintenance item.

Supply Plumbing

Monitor: Water supply to the hose bib at the exterior needs to be shut off and the piping drained prior to winter's freezing weather. This is a maintenance item and can be handled by the homeowner when preparing the house for winter.

Monitor: Change sediment filter in the supply water line about every three months or when needed.

- **Monitor:** If condensation of the cold water piping from the well to the pressure tank becomes a problem, this piping could be insulated.

Wall / Ceiling Finishes

- **Monitor:** A minor crack was noted by the kitchen.

Windows

Monitor: A couple window(s) have lost their seal. This has resulted in condensation developing between the panes of glass. This does not have an impact on the functioning of the window in regard to wind or weather penetration, it is primarily cosmetic.

Clothes Washer

Improve: Change rubber hoses to metal braided hoses to reduce the potential for water leaks at the hoses.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® 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.

The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. This inspection is not intended to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such.

This written report does not replace the physical on-site inspection of the property which is a valuable exchange of information between the inspector and the client. This written report is not a substitute for the client's presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless the client attends and participates in the inspection process itself, the client will have no chance of gaining all of the information that is offered.

Due to the timeliness of generating a report, # 1 All County Home Inspections is not responsible for typographical errors, items omitted from report, and other errors that might occur. The report is not reviewed or proofread prior to submitting to client. If an item is found to be in error or has been omitted from the report please notify # 1 All County Home Inspections to make report corrections as needed.

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

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

WEATHER CONDITIONS

Wet weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 75 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

TIME OF INSPECTION

9:00 AM

PEOPLE PRESENT DURING INSPECTION

•Buyer •Seller's Agent