



Manning Home Inspections

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Home Inspection Report

Prepared For:

THE CLIENT

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General

A home inspection is primarily visible and done in a limited time. Not every defect

will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied: No
Furnished: No
Weather: Overcast
Temperature: Cool
Soil Condition: Damp
People Present: Client, Buyer's Agent

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering: Vinyl
Condition: Repair or Replace

(Exterior continued)



Comment 1:

Missing dryer cover. Recommend repair to prevent pest entry into home



Figure 1-1



Comment 2:

Recommend power washing siding. Cosmetic.



Figure 2-1

(Exterior continued)



Comment 3:

Recommend repairing vinyl soffit to prevent pest entry into home.



Figure 3-1

Eaves-Soffits-Fascia:	Vinyl Condition: Repair or Replace
Chimney Type:	Metal Condition: Satisfactory
Doors:	Exterior Condition: Repair or Replace



Comment 4:

Some simple hardware was missing from front entryway door. Glass sliding door in rear is extremely difficult to operate. Recommend repair

Windows:	Exterior
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(Exterior continued)

Condition: Marginal



Comment 5:

Some screens on the home are damaged. Recommend replacing. Cosmetic

Decks-Patios-Railings:

Wood

Condition: Repair or Replace



(Exterior continued)



Comment 6:

Recommend painting deck. Cosmetic



Figure 6-1



Comment 7:

Deck has lifted due to possible snow/ice heave. Recommend having a decking contractor evaluate and repair if necessary



(Exterior continued)

Figure 7-1



Figure 7-2



Figure 7-3

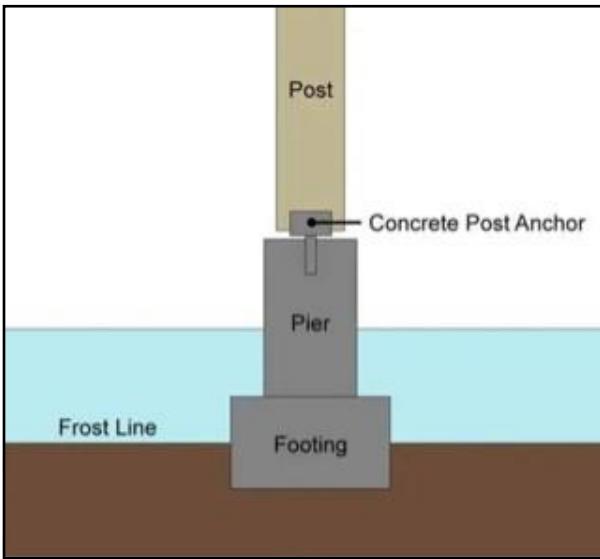


Figure 7-4



Figure 7-5

Figure 7-6

(Exterior continued)



Figure 7-7



Comment 8:

Outlet not working on deck. Recommend repair



Figure 8-1

Front Porch :

Stone

(Exterior continued)

Outlets:

Condition: Satisfactory

Exterior

Condition: Satisfactory



Grade Around House:

Level

Condition: Satisfactory

Walkways:

Stone

Condition: Repair or Replace



Comment 9:

Stone has settled and sunken on walkways. Tripping hazard. Recommend repair by mason

(Exterior continued)



Figure 9-1



Figure 9-2

Driveway: Asphalt
Condition: Marginal

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type: Attached
Condition: Satisfactory
Garage Door Type: Overhead
Condition: Repair or Replace

(Garage continued)



Comment 10:

Garage door is dented .Recommend repair.



Figure 10-1

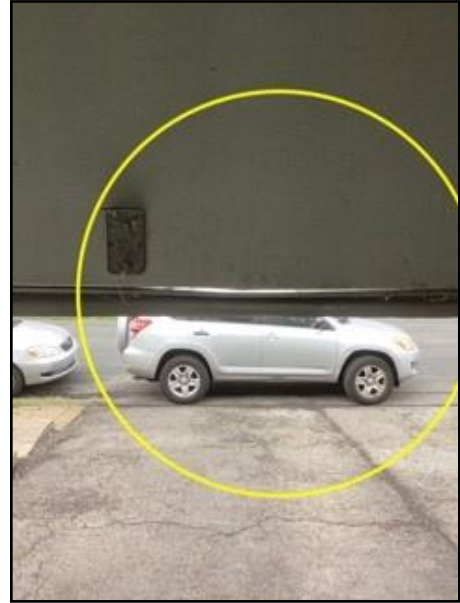


Figure 10-2

Mechanical Opener:

Yes

Condition: Further Evaluation Required



Comment 11:

Unable to test this garage door due to sensors being disconnected.

Recommend repair and ensuring that garage door is working properly prior to

(Garage continued)

close



Figure 11-1



Figure 11-2

Walls-Ceilings:

Sheetrock
Condition: Marginal



Comment 12:

Large industrial fan in garage. Recommend removal prior to close

(Garage continued)



Figure 12-1

Outlets:

Garage

Condition: Satisfactory

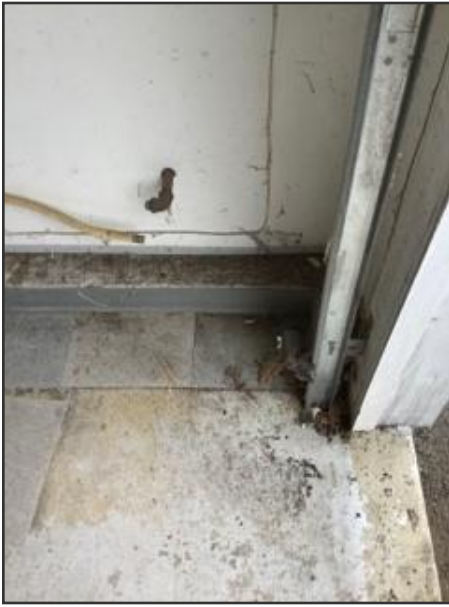
Floor:

Tile

Condition: Marginal



(Garage continued)



Occupant Door From Garage To
inside Home:

Garage
Condition: Marginal



Comment 13:

Occupant door to garage should be self closing.

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

(Roofing continued)

Inspection Method:

From Ladder

Condition: Marginal



(Roofing continued)



Comment 14:

Flashing:

Aluminum

Condition: Satisfactory

Skylight :

Interior

Condition: Satisfactory

Roof Penetrations :

Plumbing

Condition: Satisfactory

Repairs were observed on the roof. However, no indication of leaks, existing roof damage

at the time of inspection.



Figure 14-1

Roofing Material:

3 Tab Shingle

Condition: Satisfactory

Ventilation Present:

Roof, Soffit

Condition: Satisfactory

Roof Drainage:

Gutters

Condition: Satisfactory



Comment 15:

Gutters should be cleaned periodically to ensure they are working properly .

Attic

Inspection Method:

Scuttle

Condition: Satisfactory

Ceiling Structure:

Wood

Condition: Satisfactory



Ventilation :

Roof

Condition: Satisfactory



(Attic continued)

Attic Insulation :

Batt

Condition: Satisfactory



Visible Electric Wiring:

Not Present

Visible Signs Of Leaks:

Not Present

Rooms

Living Room :

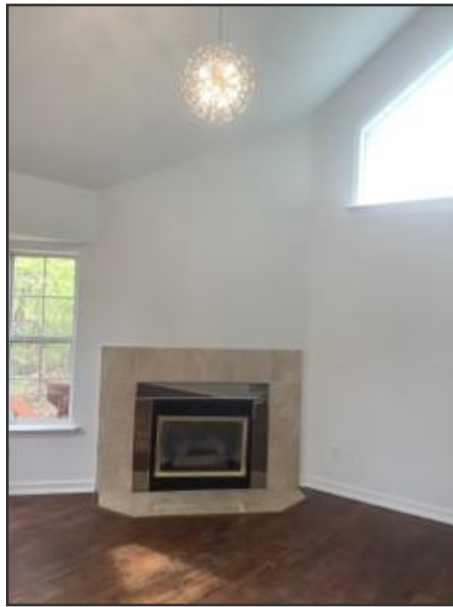
First floor

Condition: Satisfactory

(Rooms continued)



(Rooms continued)



Comment 16:

Broken window in living room. Recommend replacing

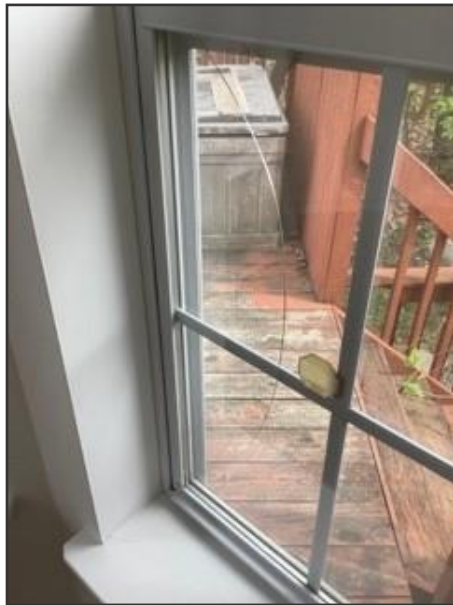


Figure 16-1

Dining Room :

First

Condition: Satisfactory

(Rooms continued)



Kitchen :

First floor

Condition: Satisfactory



Comment 17:

Leak observed under kitchen sink. Recommend repair



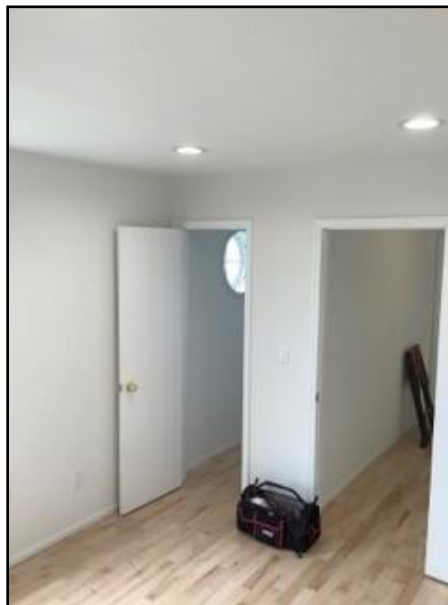
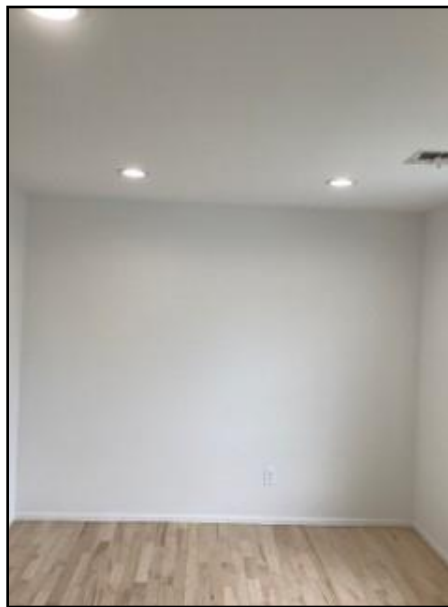
Figure 17-1

Bedroom #1:

Front upstairs

Condition: Satisfactory

(Rooms continued)



Comment 18:

Window slams shut when attempting to open. This is a safety issue. Recommend repair

(Rooms continued)



Figure 18-1

Bedroom #2:

Primary
Condition: Satisfactory



Comment 19:

Some cracks were observed in wood floors due to improper installation. Cosmetic

(Rooms continued)



Figure 19-1

Bedroom #3:

First floor
Condition: Satisfactory



(Rooms continued)



Stairways-Railings:

Basement

Condition: Repair or Replace



Comment 20:

Opening in basement landing is large enough for a child/pet to fall through and injure themselves. Recommend installing safety railings/ banisters to prevent this.



Figure 20-1

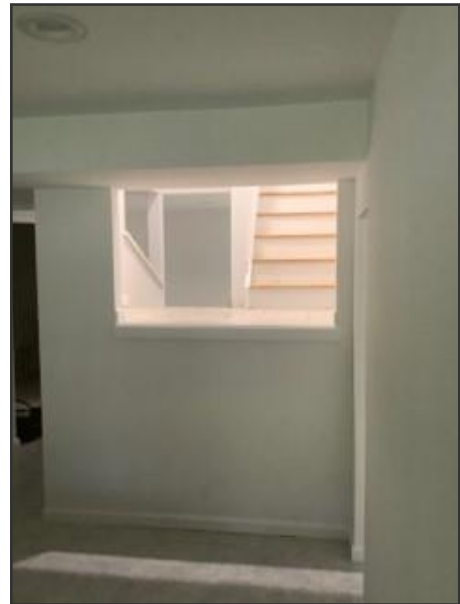


Figure 20-2

(Rooms continued)

Skylights:

Interior

Condition: Satisfactory



Bathroom #1:

Upstairs

Condition: Repair or Replace



(Rooms continued)

Comment 21:

Outlet in bathroom not working. Recommend repair



Figure 21-1



Comment 22:

Toilet not properly secured to ground. It is loose. Recommend repair



Figure 22-1



Figure 22-2

(Rooms continued)



Comment 23:

Small cracks found on bathroom tile. Cosmetic



Figure 23-1

Bathroom #2:

Master

Condition: Repair or Replace



Comment 24:

Outlet in bathroom not working. Recommend repair

(Rooms continued)



Figure 24-1



Comment 25:

Mirror in master bathroom has cracks in it. Recommend repair.



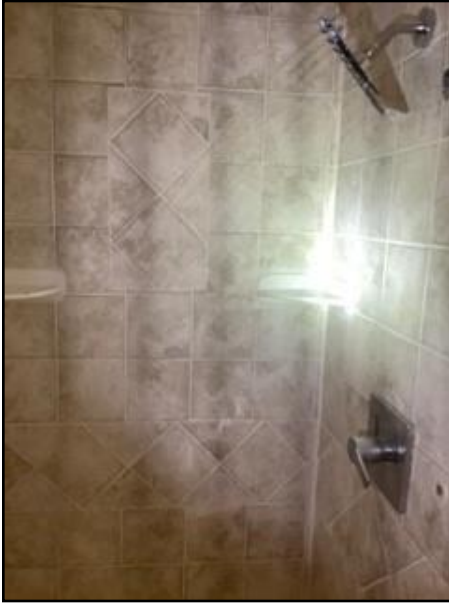
Figure 25-1

Bathroom #3:

Basement

Condition: Repair or Replace

(Rooms continued)



Comment 26:
Toilet hardware missing. Recommend repair

(Rooms continued)



Figure 26-1

Bathroom #4:

First floor

Condition: Repair or Replace



(Rooms continued)



Comment 27:

Outlet not working in bathroom. Recommend repair.



Figure 27-1

Comment 28:

(Rooms continued)

Toilet loose. Recommend repair



Figure 28-1



Comment 29:

Tile missing in entryway closet. Recommend repair



Figure 29-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:

Range Vent

Condition: Repair or Replace



(Appliances continued)



Comment 30:

Light not working in range hood. Recommend replacing



Figure 30-1

Cooking Fuel:

Gas

Condition: Satisfactory



(Appliances continued)



Ventilation Type: Recirculating
Condition: Satisfactory

Appliances are spot checked. Appliances are not real property and can be switched out or break down at any time.

Laundry

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

GFCI Protection: Not Present
(Laundry continued)



Comment 31:

Laundry room appeared ready for proper appliance installation .

Appliances are spot checked. Appliances are not real property and can be switched out or break down at any time.



Figure 31-1



Figure 31-2

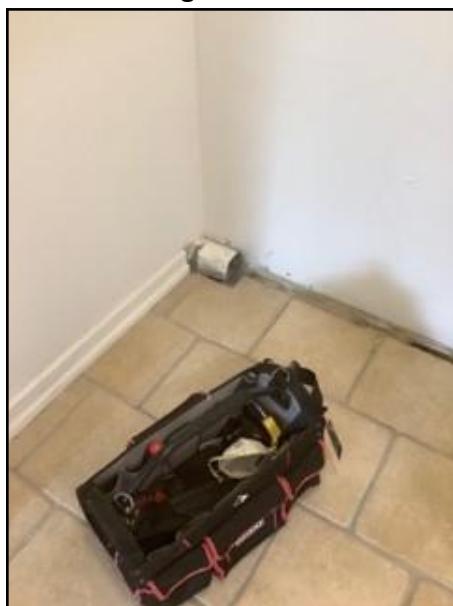


Figure 31-3

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Underground

Condition: Satisfactory



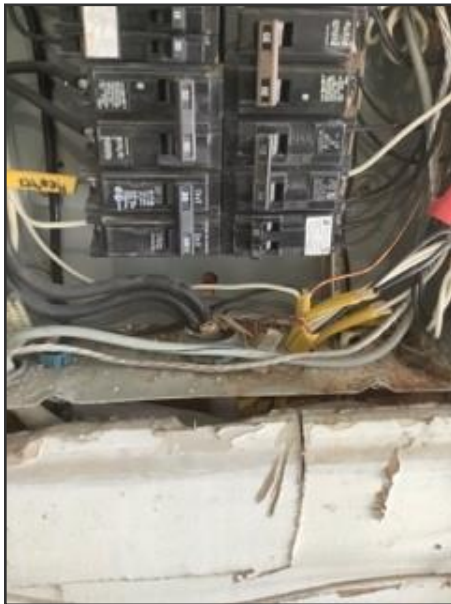
Service Panel Location:

Garage

Condition: Satisfactory



(Electrical continued)



Service Amperage:

100 amps

Condition: Satisfactory

Over Current Devices:

Breakers

Condition: Satisfactory

Main Disconnect Location:

Service Panel

Condition: Satisfactory

(Electrical continued)

Subpanel Locations: Garage
Condition: Satisfactory
Wiring Method: Conventional Copper
Condition: Satisfactory
Smoke Detectors Present: Not Inspected



Comment 32:

We do not inspect Smoke Detectors/Carbon Monoxide detectors. We advise all of our clients to purchase new ones prior to moving in and place them accordingly to manufacturers instructions.



Figure 32-1

GFCI protected circuits should be located in each bathroom, basement, exterior, wet areas. This is a common safety update.

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Gas
Condition: Satisfactory



Type of Equipment:

Forced Air

Condition: Satisfactory



Comment 33:

All exposed wiring should be covered with a proper junction box. This is on basement utility room. Recommend repair

(Heating continued)



Figure 33-1

Type of Distribution:

Metal Ducting, Flexible Ducting
Condition: Satisfactory

Approximate Age of Heating

New System :

Fireplace :

Gas

Condition: Repair or Replace



(Heating continued)



Comment 34:

Both fireplaces were not working at time of inspection through the use of normal operating controls. This is most likely due to pilot not being lit. Recommend evaluation/repair by professional and ensuring they are working properly prior to close



Figure 34-1

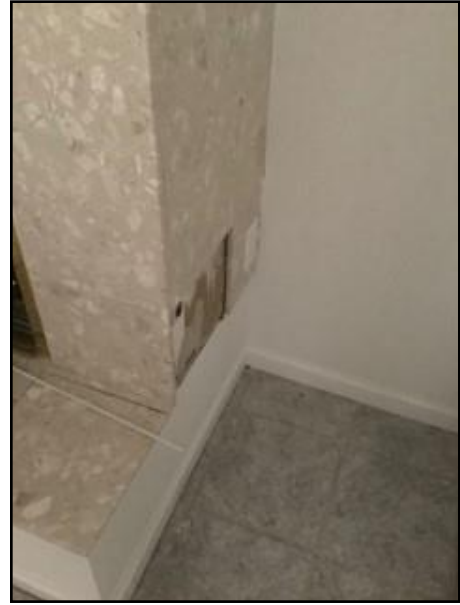


Figure 34-2



Figure 34-3

Heat Test :

Throughout

(Heating continued)

Condition: Satisfactory



(Heating continued)



The heating system should be serviced on an annual basis by a licensed contractor

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Condition: Satisfactory



Comment 35:

Recommend clearing vegetation away from home to ensure compressor can operate properly. We did not test AC due to outside temperature. Recommend ensuring it is working properly using normal controls (thermostat) prior to close.

(Cooling continued)

(Plumbing continued)



Figure 35-1

Type of Equipment:	Not Inspected
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory
Approximate Age of Cooling System :	2021
AC Test:	Condition: Satisfactory
	Not Inspected

Air Conditioner systems are not tested if temperature is less then 62 degrees
Window units are not tested
Average life span of AC system is 15 up to 25 years maximum

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic
	Condition: Satisfactory



Comment 36:

There was a leak observed in the utility room. It appears to be coming from the bathroom above. It is also in close proximity to exposed wiring. Recommend having a licensed contractor evaluate and repair



Figure 36-1



Figure 36-2



Figure 36-3



Figure 36-4

Supply Pipe Material:

Plastic, Copper

Condition: Satisfactory

(Plumbing continued)

Location of Water Shutoff:

At Meter

Condition: Satisfactory



Comment 37:

Main water shut off located in basement bathroom under sink. In case of plumbing emergency shut the blue turn valve located in wall



Figure 37-1



Figure 37-2

Location of Fuel Shutoff:

At Meter

Condition: Satisfactory



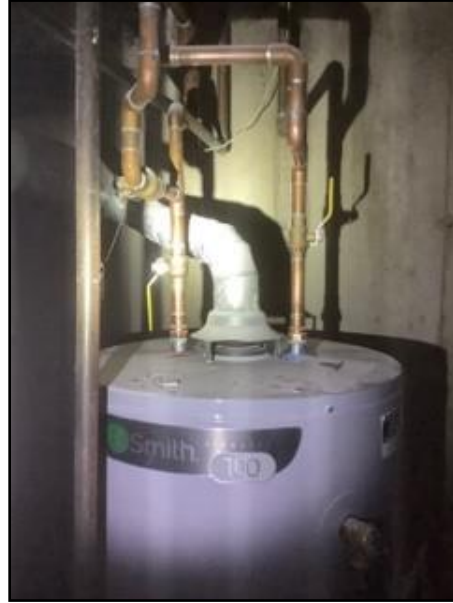
Water Heater Fuel:

Gas

Condition: Satisfactory

Water Heater Capacity:

50 gal



Sump Pump:

Not Present

The average life of a hot water system is 8 up to 15 years

(Plumbing continued)

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement Condition: Satisfactory
Foundation Materials:	Concrete Condition: Satisfactory
Floor Structure:	Wood Framed Condition: Marginal
Wall Structure:	Wood Framed Condition: Satisfactory

Crawl Space

Signs Of Water Damage: Not Present



Inspection Method :	Entry Condition: Satisfactory
Under Floor Insulation :	Batt Condition: Satisfactory

Ceilings :

Sheetrock

Condition: Satisfactory

(Basement continued)

Walls:

Sheetrock

Condition: Satisfactory

Basement

Signs Of Water Damage:

Not Present

Rooms:

Basement

Condition: Satisfactory



Floor:

Tile

Condition: Satisfactory

(Basement continued)

Outlets-Switches:

Basement

Condition: Satisfactory



Comment 38:

Several lights and outlets were not working in the basement. This could be from a thrown breaker. Recommend evaluation and repair.

(Basement continued)



Figure 38-1



Figure 38-2



Figure 38-3

Radon Test Placement Location : Basement

(Basement continued)



Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Exterior Covering

- 1) Missing dryer cover. Recommend repair to prevent pest entry into home
- 2) Recommend repairing vinyl soffit to prevent pest entry into home.

Doors

- 3) Some simple hardware was missing from front entryway door. Glass sliding door in rear is extremely difficult to operate. Recommend repair

Decks-Patios-Railings

- 4) Deck has lifted due to possible snow/ice heave. Recommend having a decking contractor evaluate and repair if necessary
- 5) Outlet not working on deck. Recommend repair

Walkways

- 6) Stone has settled and sunken on walkways. Tripping hazard. Recommend repair by mason

Mechanical Opener

- 7) Unable to test this garage door due to sensors being disconnected. Recommend repair and ensuring that garage door is working properly prior to close

Living Room

- 8) Broken window in living room. Recommend replacing

Kitchen

- 9) Leak observed under kitchen sink. Recommend repair
(Report Summary continued)

Bedroom #1

- 10) Window slams shut when attempting to open. This is a safety issue. Recommend repair

Bathroom #1

- 11) Outlet in bathroom not working. Recommend repair
12) Toilet not properly secured to ground. It is loose. Recommend repair

Bathroom #2

- 13) Outlet in bathroom not working. Recommend repair
14) Mirror in master bathroom has cracks in it. Recommend repair.

Bathroom #3

- 15) Toilet hardware missing. Recommend repair

Bathroom #4

- 16) Outlet not working in bathroom. Recommend repair.
17) Toilet loose. Recommend repair

Type of Equipment

- 18) All exposed wiring should be covered with a proper junction box. This is on basement utility room. Recommend repair

Fireplace

- 19) Both fireplaces were not working at time of inspection through the use of normal operating controls. This is most likely due to pilot not being lit. Recommend evaluation/repair by professional and ensuring they are working properly prior to close

Waste Pipe Material

- 20) There was a leak observed in the utility room. It appears to be coming from the bathroom above. It is also in close proximity to exposed wiring. Recommend having a licensed contractor evaluate and repair