

# KODIAK

KodiakHIS.com



(631) 807-6019

## HOME INSPECTION SERVICES, LLC

Lic. #16000077958

### Kodiak Home Inspection Services, LLC

Website: <http://www.KodiakHIS.com>

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Phone: (631) 807-6019

South Setauket NY 11720-1011

Inspector: Mike DiNapoli

NYS Lic. #16000077958



## Summary

Client(s): **Mrs. Seller 1**

Property address: **1234 Property Drive  
Nesconset, NY 11767**

Inspection date: **Friday, November 10, 2017**

This report published on Wednesday, May 2, 2018 1:35:20 AM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a safety hazard
	<b>Major Defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

## General Information

**1**    - Based on non-standard construction observed, modifications to this property may have been made without the owner having attained permits or inspections from the municipality. Work may have been performed by someone other than a qualified contractor or person. Consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

Covered deck roofing system does not appear to have been installed properly. Advised client to check with town to determine if proper permits were pulled, inspections completed, and CO's signed off on the modification/addition.

**2**   - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.reporthost.com/?EPA>

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**3**   - Based on substandard construction observed, modifications to this property may have been made without the owner having attained permits or inspections from the municipality. Work may have been performed by someone other than a qualified contractor or person. Consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

Covered porch was added to the rear of the home. It appears that the structure was not installed correctly. Advised client to check with town to see if a permit was pulled for this work and if proper inspections and CO's were provided.

## Grounds

**4**    - One or more deck, patio and/or porch covers were non-standard. Recommend that a qualified person repair or replace as necessary, and per standard building practices.

## Exterior and Foundation

**5**   - Driveway retaining wall shows minor vertical cracking. This cracking should be monitored and repaired to prevent further deterioration.

## Roof

**6**    - Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

## Electric

**7**     - Substandard wiring was found at the . For example, main disconnect panel. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

Neutral conductor that is connected to the breaker should be taped with black electrical tape to indicate it is being used as a hot wire.

**8**   - No permanently installed smoke alarms were found. This is a potential safety hazard. A qualified electrician should install smoke alarms per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit: <http://www.reporthost.com/?SMKALRM>

**9**  - One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

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**10**  - No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit: <http://www.reporthost.com/?COALRM>

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**11**  - Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

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## Water Heater

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**12**  - Building does not have independent water heater tank. This condition can allow for not enough hot water to be produced to meet homeowner needs. Consider installing an indirect, oil fired tank, or tank less water heating system.

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## Heating, Ventilation and Air Condition (HVAC)

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**13**  - Boiler venting shows efficiency hole not sealed. This hole can allow flue gases to vent into the building. Seal tape should be used to seal the hole.

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**14**  - The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit: <http://www.reporthost.com/?ANFURINSP>

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## Fireplaces, Stoves, Chimneys and Flues

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**15**  - One or more solid fuel-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all solid fuel-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at: <http://www.reporthost.com/?CSIA>

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## Kitchen

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**16**  - The inspector was unable to determine if the dishwasher's drain line had a high loop or air gap (e.g. drain line not visible). A high loop is created by routing the drain line up to the bottom surface of the counter top above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. Recommend reviewing the dishwasher's installation instructions, consulting with the property owner and/or having a qualified contractor evaluate further to determine if a high loop and air gap are installed or needed. If not installed, and none is built into the dishwasher, then recommend that a qualified contractor install a high loop and air gap per standard building practices.

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## Bathrooms, Laundry and Sinks

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**17**  - The clothes dryer exhaust duct was disconnected in one or more places. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person make permanent repairs as necessary. For more information, visit: <http://www.reporthost.com/?DRYER>

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## **Interior, Doors and Windows**

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18  - Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's U-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

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## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

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Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

## General Information

**Report number:** 2

**Time started:** 8:00AM

**Time finished:** 10:00AM

**Present during inspection:** Client, Realtor

**Client present for discussion at end of inspection:** Yes

**Weather conditions during inspection:** Rain, Windy

**Temperature during inspection:** Cool

**Type of building:** Single family

**Buildings inspected:** One house

**Number of residential units inspected:** 1

**Age of main building:** 48

**Source for main building age:** Municipal records or property listing

**Front of building faces:** South

**Main entrance faces:** South

**Occupied:** No

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Covered deck roofing system does not appear to have been installed properly. Advised client to check with town to determine if proper permits were pulled, inspections completed, and CO's signed off on the modification/addition.



Photo 1-1



Photo 1-2

- 2)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

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Covered porch was added to the rear of the home. It appears that the structure was not installed correctly. Advised client to check with town to see if a permit was pulled for this work and if proper inspections and CO's were provided.

## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Site profile:** Moderate slope

**Condition of driveway:** Appeared serviceable

**Driveway material:** Asphalt

**Condition of deck, patio and/or porch covers:** Appeared serviceable

**Deck, patio, porch cover material and type:** Covered (Refer to Roof section)

**Condition of decks, porches and/or balconies:** Appeared serviceable

**Deck, porch and/or balcony material:** Wood

**Condition of stairs, handrails and guardrails:** Appeared serviceable

**Exterior stair material:** Wood

- 4)    One or more deck, patio and/or porch covers were non-standard. Recommend that a qualified person repair or replace as necessary, and per standard building practices.



Photo 4-1



Photo 4-2

## Exterior and Foundation

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** Viewed from ground

**Condition of wall exterior covering:** Appeared serviceable

**Apparent wall structure:** Wood frame

**Wall covering:** Wood

**Condition of foundation and footings:** Appeared serviceable

**Apparent foundation type:** Unfinished basement

**Foundation/stem wall material:** Poured in place concrete

**Footing material (under foundation stem wall):** Not determined (inaccessible or obscured)

- 5)  Driveway retaining wall shows minor vertical cracking. This cracking should be monitored and repaired to prevent further deterioration.



Photo 5-1

## Basement

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

**Roof inspection method:** Traversed

**Condition of roof surface material:** Appeared serviceable

**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable

**Apparent number of layers of roof surface material:** One

**Condition of exposed flashings:** Appeared serviceable

**Condition of gutters, downspouts and extensions:** Required repair, replacement and/or evaluation (see comments below)

- 6)  Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 6-1



Photo 6-2

## Attic and Roof Structure

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Traversed

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Rafters

**Ceiling structure:** Ceiling joists

**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable

**Ceiling insulation material:** Cellulose loose fill

**Approximate attic insulation R value (may vary in areas):** R-15

**Vermiculite insulation present:** None visible

**Vapor retarder:** None visible

**Condition of roof ventilation:** Appeared serviceable

**Roof ventilation type:** Ridge vent(s), Gable end vents, Open soffit vents

## Garage or Carport

**Limitations:** The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.

**Type:** Attached

**Condition of door between garage and house:** Appeared serviceable

**Type of door between garage and house:** Solid core, Metal

**Condition of garage vehicle door(s):** Appeared serviceable

**Type of garage vehicle door:** Sectional

**Number of vehicle doors:** 2

**Condition of automatic opener(s):** Appeared serviceable

**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** Yes

**Condition of garage floor:** Appeared serviceable

**Condition of garage interior:** Appeared serviceable

**Garage ventilation:** Adequate

## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable

**Primary service type:** Overhead

**Number of service conductors:** 4

**Service voltage (volts):** 120-240

**Estimated service amperage:** 200

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Stranded aluminum

**Main disconnect rating (amps):** 200

**System ground:** Ground rod(s) in soil, Cold water supply pipes, Copper

**Condition of main service panel:** Appeared serviceable

**Condition of sub-panel(s):** Appeared serviceable

**Location of main service panel #A:** Basement

**Location of sub-panel #C:** Basement

**Location of main disconnect:** Breaker at top of main service panel

**Condition of branch circuit wiring:** Serviceable

**Branch circuit wiring type:** copper

**Solid strand aluminum branch circuit wiring present:** None visible

**Ground fault circuit interrupter (GFCI) protection present:** Yes

**Arc fault circuit interrupter (AFCI) protection present:** Not determined

**Smoke alarms installed:** No, recommend install

**Carbon monoxide alarms installed:** No, recommend install

7)  Substandard wiring was found at the . For example, main disconnect panel. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

Neutral conductor that is connected to the breaker should be taped with black electrical tape to indicate it is being used as a hot wire.



Photo 7-1

8)  No permanently installed smoke alarms were found. This is a potential safety hazard. A qualified electrician should install smoke alarms per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit: <http://www.reporthost.com/?SMKALRM>

- 9)  One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 9-1



Photo 9-2

- 10)  No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:

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- 11)  Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

## **Plumbing / Fuel Systems**

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable

**Water service:** Public

**Water pressure (psi):** 50

**Location of main water shut-off:** Basement

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper

**Condition of drain pipes:** Appeared serviceable

**Drain pipe material:** Plastic

**Condition of waste lines:** Appeared serviceable

**Waste pipe material:** Plastic

**Vent pipe condition:** Appeared serviceable

**Vent pipe material:** Plastic

**Sump pump installed:** No

**Sewage ejector pump installed:** No

**Type of irrigation system supply source:** Public

**Condition of fuel system:** Appeared serviceable

**Visible fuel storage systems:** oil tank

**Location of main fuel shut-off valve:** At oil tank

## **Water Heater**

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** N/A, none on premises

**Type:** Integral with heating system, tankless

**Energy source:** Oil

**Estimated age:** 25

**Capacity (in gallons):** Not applicable

**Temperature-pressure relief valve installed:** Yes

**Hot water temperature tested:** Yes

**Water temperature (degrees Fahrenheit):** 123

**Condition of burners:** Appeared serviceable

**Condition of venting system:** Appeared serviceable

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12)  Building does not have independent water heater tank. This condition can allow for not enough hot water to be produced to meet homeowner needs. Consider installing a indirect, oil fired tank, or tank less water heating system.

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## **Heating, Ventilation and Air Condition (HVAC)**

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Radiant

**General heating distribution type(s):** Pipes and radiators

**Last service date of primary heat source:** 2/16/16

**Source for last service date of primary heat source:** Label

**Condition of hydronic or steam heat system:** Appeared serviceable

**Type of hydronic or steam heat:** Hydronic (hot water)

**Hydronic or steam heat fuel type:** Oil

**Condition of burners:** Appeared serviceable

**Type of combustion air supply:** No dedicated source visible, uses room air

**Condition of venting system:** Appeared serviceable

**Condition of controls:** Appeared serviceable

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13)  Boiler venting shows efficiency hole not sealed. This hole can allow flue gases to vent into the building. Seal tape should be used to seal the hole.



Photo 13-1

14)    The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<http://www.reporhost.com/?ANFURINSP>

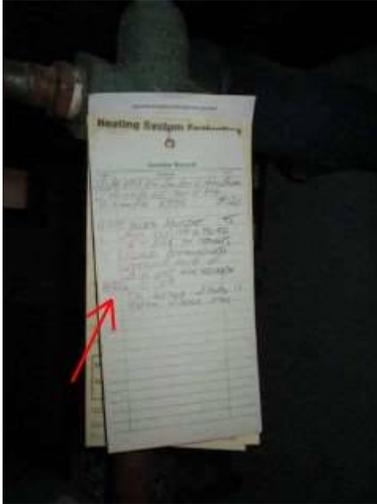


Photo 14-1

## Fireplaces, Stoves, Chimneys and Flues

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Condition of wood-burning fireplaces, stoves:** Appeared serviceable

**Wood-burning fireplace type:** Masonry

**Wood-burning stove type:** Freestanding

**Condition of chimneys and flues:** Appeared serviceable

**Wood-burning chimney type:** Masonry

15)    One or more solid fuel-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all solid fuel-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

<http://www.reporhost.com/?CSIA>

## Kitchen

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of under-sink food disposal:** N/A (none installed)

**Condition of dishwasher:** Required repair, replacement and/or evaluation (see comments below)

**Condition of ranges, cooktops and/or ovens:** Appeared serviceable

**Range, cooktop, oven type:** Electric

**Type of ventilation:** ducted to exterior

**Condition of refrigerator:** Appeared serviceable

**Condition of built-in microwave oven:** Appeared serviceable

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16)  The inspector was unable to determine if the dishwasher's drain line had a high loop or air gap (e.g. drain line not visible). A high loop is created by routing the drain line up to the bottom surface of the counter top above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. Recommend reviewing the dishwasher's installation instructions, consulting with the property owner and/or having a qualified contractor evaluate further to determine if a high loop and air gap are installed or needed. If not installed, and none is built into the dishwasher, then recommend that a qualified contractor install a high loop and air gap per standard building practices.



Photo 16-1

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## **Bathrooms, Laundry and Sinks**

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Master bath

**Location #B:** Full bath

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of flooring:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of toilets:** Appeared serviceable

**Condition of bathtubs and related plumbing:** Appeared serviceable

**Condition of shower(s) and related plumbing:** Appeared serviceable

**Condition of ventilation systems:** Appeared serviceable

**Bathroom and laundry ventilation type:** Spot exhaust fans

**240 volt receptacle for laundry equipment present:** Yes

17)  The clothes dryer exhaust duct was disconnected in one or more places. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified person make permanent repairs as necessary. For more information, visit:

<http://www.reporhost.com/?DRYER>



Photo 17-1

## **Interior, Doors and Windows**

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Wood

**Condition of interior doors:** Appeared serviceable

**Condition of windows and skylights:** Required repair, replacement and/or evaluation (see comments below)

**Type(s) of windows:** Vinyl

**Condition of walls and ceilings:** Appeared serviceable

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring:** Appeared serviceable

**Flooring type or covering:** Carpet, Wood or wood products, Tile

**Condition of stairs, handrails and guardrails:** Appeared serviceable

18)  Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's U-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.



Photo 18-1

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## **Wood Destroying Organism Findings**

**Limitations:** This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing.

Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

**Visible evidence of active wood-destroying insects:** No

**Visible evidence of active wood decay fungi:** No

**Visible evidence of past wood-destroying insects:** No

**Visible evidence of past wood decay fungi:** No

**Visible evidence of damage by wood-destroying insects:** No

**Visible evidence of damage by wood decay fungi:** No

**Visible evidence of conditions conducive to wood-destroying organisms:** No

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