

Gotham City Home Inspections, Inc.



123 Anywhere St, NYC, NY 10449
Inspection prepared for: Sample Report
Date of Inspection: 6/8/2019 Time: 10:00 AM
Age of Home: Built pp. 1930 Size: 900
Weather: Sunny
Order ID: 6892

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Report Summary

The summary below may not be a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report. We recommend using qualified professionals within their respective disciplines to correct any issues.

Exterior

Page 6 Item: 4	Exterior Doors	<ul style="list-style-type: none"> Poor weather seal observed at front entrance door at the top of the frame. Water staining observed at the base of the rear basement entry door frame, the base of this door is water rotted. There is no means of drainage at this area. the deadbolt does not lock at the rear basement entrance door.
Page 6 Item: 5	Exterior wall covering	The vinyl siding is installed to grade level at the perimeter of the front entry of the house. Typically at least 6-8 inches of exposed foundation should be visible. This condition is prone to moisture and insect/termite issues. I cannot determine the conditions of underlying materials
Page 7 Item: 7	Door/Window Frames, Trim	Two small openings observed below the front entry doorway where water can penetrate to interior structures.
Page 9 Item: 11	Grading, Surface Drainage	<ul style="list-style-type: none"> The floor drain at the rear basement door is irregularly located at the interior side of the door rather than at the exterior, evidence of ponding water and water damage was observed at the base of the door and frame. Some low spots were observed at the grade along the perimeter of the house where soil is sloped toward the foundation walls, water may pond against the foundation walls. Several cracks were noted at the foundation walls.
Page 9 Item: 12	Vegetation Affecting Structure	<ul style="list-style-type: none"> Tree branches overhanging/contacting House structure at the right side, trim/prune/remove as needed.

Roofing

Page 11 Item: 7	Roof Drainage System	<ul style="list-style-type: none"> Improve: Downspouts which terminate against the building onto the ground - above grade - should discharge at least 4 to 6 feet away from house to help promote proper drainage.
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Structural Components

Page 12 Item: 2	Foundation Walls	<ul style="list-style-type: none"> A crack was observed at the left side foundation wall where the extension foundation meets the older foundation, an opening is present where water may penetrate. A low spot at the grade is present that this area will water will pond. Surface deterioration observed at the concrete foundation wall at the left side of the house, at the older section. Repaired cracks noted at left and right side foundation walls. Two unrepaired cracks noted at the right side foundation wall. A low spot is present at grade at one of the cracks at the right side foundation wall where water may pond at the crack An extension has been added to this home, I recommend checking with NYC DOB for permits and approvals for work done to this building.
Page 13 Item: 4	Under Floor Crawlspaces(s)	<ul style="list-style-type: none"> There was no access below the front crawlspace, all structures within were not inspected. There is no means of ventilation in the crawlspace below the front of the house. The inspector could not determine presence of underfloor insulation in the crawlspace due to no access.
Page 13 Item: 8	Ceiling, Roof Structure	<ul style="list-style-type: none"> One cracked rafter and one damage rafter observed at the left side of the roof structure. FYI: Roof rafters have been reduced in size from 2 x 6 to 2 x 4 at the rear section of the attic.

Attic and Insulation

Page 15 Item: 2	Attic Ventilation	The attic fan was not functioning at the time of the inspection.
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Heating and Air Conditioning

Page 16 Item: 6	Venting, Flue(s), Chimney(s)	• FYI: The boiler's PVC direct vents may get covered in a heavy snow, recommend keeping this area clear in heavy snow.
Page 17 Item: 7	Cooling System	• FYI: There is no central A/C in the basement.
Page 17 Item: 9	Filter(s)	• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required.

Electrical

Page 20 Item: 10	Lighting, Fixtures, Switches, Outlets	• 1 light did not function at the kitchen. The ceiling fan at the living room did not operate, no remote located.
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Plumbing

Page 21 Item: 3	Main Water Shut Off	The water main/meter was not located. I recommend asking the seller for its location. The material that the water main is constructed with could not be determined.
Page 22 Item: 14	Fuel Storage, Distribution	• SAFETY: Un-capped gas piping observed at behind the washer/dryer area in the basement.
Page 22 Item: 15	Drainage Sump, Pump(s), Piping	• A PVC pipe was observed at the right side exterior that penetrates the foundation wall and is routed into the soil. A sump pump may be present but was not visible at the interior. I recommend asking the seller for further information.
Page 23 Item: 16	Private Sewage Disposal (Septic) System	• No septic system present according to seller's agent
Page 23 Item: 17	Other Components	• FYI: there is a dehumidifier present in the cellar, it is connected to a condensate pump to dispose of the water.

Bathrooms

Page 24 Item: 1	Tub(s)	• The bathtub drain stopper does not function. cracked grout noted at one wall corner at the bathtub enclosure, recommend caulk.
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Interior

Page 25 Item: 2	Wall and Ceiling Finishes	• A small water stain was observed at the base trim at the bottom of the wall next to the washing machine, possible water penetration from the exterior or other issue present.
Page 26 Item: 6	Stairways, Steps, Railings	• No handrail present at the basement stairway, a narrow stairway is present.
Page 26 Item: 8	Cabinets, Vanities	One drawer in the kitchen contacts the stove handle and only opens partially.

Inspection and Site Details

1. Inspection Time

Start: 10:00 AM

End : 12:00 PM

2. Attending Inspection

Buyer present

Buyer's Agent Present

Sellers agent present

3. Residence Type/Style

Detached, Single family house

4. Garage/Carport

None

5. Age of Home or Year Built

Built app. 1930

6. Square Footage

Approximately: app. 900 sq ft

7. Bedrooms and Bathrooms

Number of Bedrooms: Two

Number of Bathrooms: 1

8. Occupancy

A moderate to heavy volume of furnishings and stored items observed, items can block defects.

9. Temperature

Temperature at the time of inspection approximately, 80 degrees

10. Weather Conditions

Sunny

11. Ground/Soil Surface Condition

Wet

12. Rain in the Last Three Days

Yes

Conventions and Terms Used in this Report

Use of Photos:

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information, Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component *at the time of the inspection*. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

BLUE TEXT: Denotes a brief comment of deficient components or conditions which need attention, repair or replacement or what the inspector may consider important information. These comments are also duplicated in the Report Summary Page(s).

BLACK TEXT: Denotes general/descriptive comments or condition of the systems and components installed at the property. Limitations if any, that restricted the inspection, observations of deficiencies which are less than significant; or comments that further expand on a significant deficiency; or comments of recommendations, routine maintenance tips, and other relevant resource information.

Comment Key or Definitions:

"Safety ": A condition system or component that is considered harmful or dangerous due to its presence or absence.

"Maintenance": recommendations for the proper operation and routine maintenance of the home.

"Upgrade": Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions; Safety Information; Cosmetic issues; and useful tips or suggestions for home ownership. May also include additional reference information with web links to sites with expanded information on your specific installed systems/components and important consumer product information.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, this is not a code inspection.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.

Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property. Use the Pre-Closing Inspection Checklist given to you at the time of the inspection and also to use this report as a guide.

Exterior

We recommend using qualified professionals within their respective disciplines to correct any issues, as needed.

1. Driveway

Materials: Concrete • Gravel

Observations: Functional



Driveway

2. Walkways

Materials: Concrete

Observations:

- Visible walkways are serviceable.



Public Walkway

3. Steps, Stoop, Porch

Materials: STEPS: , Wood stairs

Observations: Serviceable

4. Exterior Doors

Description: Wood/Glass, Metal/glass

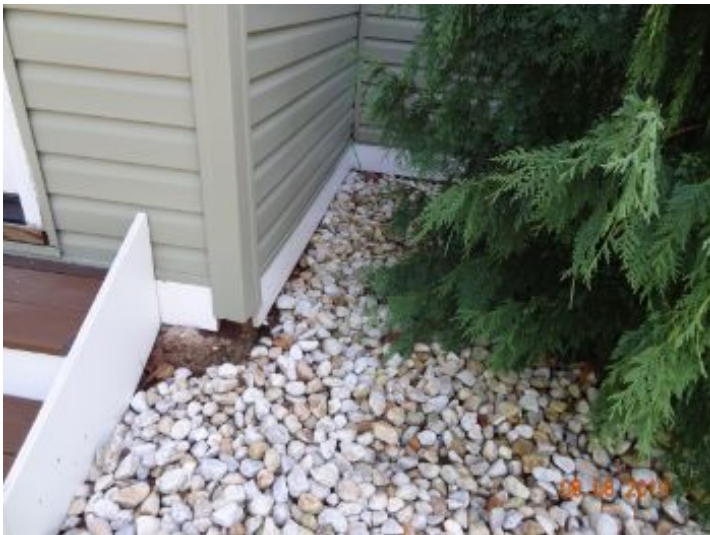
Observations:

- Poor weather seal observed at front entrance door at the top of the frame. Water staining observed at the base of the rear basement entry door frame, the base of this door is water rotted. There is no means of drainage at this area. the deadbolt does not lock at the rear basement entrance door.

5. Exterior wall covering

Description: Vinyl siding

Observations: The vinyl siding is installed to grade level at the perimeter of the front entry of the house. Typically at least 6-8 inches of exposed foundation should be visible. This condition is prone to moisture and insect/termite issues. I cannot determine the conditions of underlying materials



Siding installed to grade at front entry



rear basement entry



rear of house



right side of houser



Right side of house

6. Eaves, Soffits, Fascias, Cornice

Description: Sheetmetal

Observations: Visible areas appeared to be in serviceable condition, at time of inspection.

7. Door/Window Frames, Trim

Description: Vinyl • Metal Capping

Observations: Two small openings observed below the front entry doorway where water can penetrate to interior structures.



small openings at base of front entry doorway



water stains and rot at rear basement door frame and door



water stains and rot at rear basement door frame and door

8. Exterior Caulking

Comments:

- Exterior caulking is the simplest energy-efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings.

Observations: Visible exterior caulking is generally in good condition.

9. Deck, Balcony, Terrace

Description: Main Structure - pressure treated lumber

Observations: Appears in serviceable condition.



below deck structure

10. Railings

Description: Vinyl

Observations:

- Functional

11. Grading, Surface Drainage

Description: Signs of Poor Drainage

Observations:

- The floor drain at the rear basement door is irregularly located at the interior side of the door rather than at the exterior, evidence of ponding water and water damage was observed at the base of the door and frame. Some low spots were observed at the grade along the perimeter of the house where soil is sloped toward the foundation walls, water may pond against the foundation walls. Several cracks were noted at the foundation walls.



rear yard



no floor drain at exterior of rear basement door

12. Vegetation Affecting Structure

Observations:

- Tree branches overhanging/contacting House structure at the right side, trim/prune/remove as needed.



tree branches overhanging the roof.

13. Retaining Walls

Materials: Masonry

Observations:

- Functional

Roofing

We recommend using qualified professionals within their respective disciplines to correct any issues, as needed.

1. Roof Style and Pitch

Gabled roof

2. Method of Roof Inspection

Viewed from ground-level

3. Roof Covering

Materials: Fiberglass-based asphalt shingles and role roof covering, covering the walls and roofs of the dormers.

Age: The roof is app. 5 years old

Observations:

- Visible areas of the roof appeared serviceable at time of inspection, except where noted. No prediction of future performance or warranties can be offered.



Roof Covering



Roof Covering

4. Flashings

Materials: Metal • Rubber

Observations:

- Visible areas appeared serviceable

5. Roof Penetrations

Description: Other Vents • plumbing vent(s)

Observations:

- Visible areas, appeared functional, at time of inspection.

6. Chimney(s)

Description: None present

7. Roof Drainage System

Description: Gutter(s)/Leader(s)

Observations:

- The visible areas of the roof drainage system appeared in serviceable condition, at time of inspection.
- Improve: Downspouts which terminate against the building onto the ground - above grade - should discharge at least 4 to 6 feet away from house to help promote proper drainage.

8. Skylight(s)

Observations: None present.

9. Limitations of Roofing Inspection

- Estimates of roof age are approximations only and do not preclude the possibility of leakage.
- Impossible to inspect the total underside surface of the roof for evidence of leaks due to finished ceilings/NO ACCESS/storage etc.. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- It is recommended to ask the seller for any documentation or history of the roof if available.

Structural Components

We recommend using qualified professionals within their respective disciplines to correct any issues, as needed.

1. Foundation Type

Combination partial basement and crawlspace.

2. Foundation Walls

Description: poured concrete where visible.

Observations:

- A crack was observed at the left side foundation wall where the extension foundation meets the older foundation, an opening is present where water may penetrate. A low spot at the grade is present that this area will water will pond. Surface deterioration observed at the concrete foundation wall at the left side of the house, at the older section. Repaired cracks noted at left and right side foundation walls. Two unrepaired cracks noted at the right side foundation wall. A low spot is present at grade at one of the cracks at the right side foundation wall where water may pond at the crack
- An extension has been added to this home, I recommend checking with NYC DOB for permits and approvals for work done to this building.



crack at left side foundation wall.



opening at base of foundation wall between new and old foundation walls/low spot at grade



crack at right side foundation wall.

3. Foundation Floor

Description: Concrete • Most Not visible to inspect

Observations:

- Visible areas appear satisfactory

4. Under Floor Crawlpace(s)

Insulation & Ventilation: no ventilation present

Observations:

- There was no access below the front crawlspace, all structures within were not inspected.
- There is no means of ventilation in the crawlspace below the front of the house. The inspector could not determine presence of underfloor insulation in the crawlspace due to no access.

5. Columns, Beams

Description: Not present

6. Floor Structure

Description: Not visible.

Observations: No visible deficiencies observed.. Limited review only due to 100% finished ceilings in the basement and no crawlspace access.. I can not determine the condition of underlying materials.

7. Wall Structure

Description: Wood

Observations:

- No visible deficiencies noted.
- Limited review due to finishing materials and limited access.
- I can't determine the condition of underlying materials.

8. Ceiling, Roof Structure

Description: Inspectors will not walk/crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the roof structure due to heavy storage in the attic. • Rafters, plank sheathing where visible

Observations:

- Limited review of roof structure due to vaulted ceilings at the extension. Limited review of ceiling structure do refinishing materials.
- One cracked rafter and one damage rafter observed at the left side of the roof structure.
- FYI: Roof rafters have been reduced in size from 2 x 6 to 2 x 4 at the rear section of the attic.



Attic



cracked rafter



damaged rafter

9. Limitations of Structural Components Inspection

- Full inspection of all structural components (posts/girders, foundation walls, floor structures, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors or no access.
- Engineering services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a building inspection.
- No representation can be made to future leaking of foundation walls
- Access, Furniture, storage, and/or personal items restricted access to some structural components and may hide defects.
- Percent of foundation not visible at the interior: 100% .

Attic and Insulation

We recommend using qualified professionals within their respective disciplines to correct any issues, as needed.

1. Attic Access

Attic Inspection Method: Inspectors will not walk the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from accessible areas only, heavy storage present in the attic.

Type of Access: Pull Down Ladder

Observations:

- Functional

2. Attic Ventilation

Description: Passive ventilation • Thermostat controlled attic vent fan

Observations: *The attic fan was not functioning at the time of the inspection.*

3. Insulation in Unfinished Spaces

Description: Not visible due to finished flooring in the attic.

4. Vent Piping Through Attic

Description: plumbing vent

Observations: No deficiencies noted on visible sections of vent piping.

5. Limitations of Attic and Insulation Inspection

- An analysis of indoor air quality is not part of this inspection.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

Heating and Air Conditioning

We recommend using qualified professionals within their respective disciplines to correct any issues, as needed.

1. Heating System

Description: Manufacturer: Navien, Tankless - Combination Water Heater and circulated Hot Water Boiler.

Age The Furnace is app. 3 years old. • The average lifespan of a tankless boiler is app. 20 years.

Observations:

- Functional at time of inspection.



tankless boiler/water heater

2. Energy Source

For Heating: Natural Gas

For Cooling: Electric

Observations:

- No deficiencies noted.

3. Safety Switch

Description: emergency switch(es) present

Observations: No deficiencies noted.

4. Distribution Systems

Description: wall/ceiling registers

Observations:

- Functional

5. Combustion Air

Observations: No deficiencies noted.

6. Venting, Flue(s), Chimney(s)

Materials: **PVC** direct vent

Observations:

- The visible portions of the flue pipe are functional.
- FYI: The boiler's PVC direct vents may get covered in a heavy snow, recommend keeping this area clear in heavy snow.



tankless boiler direct vents

7. Cooling System

Description: Compressor/Condenser • Goodman brand

The exterior unit is app. 3 years old • The Interior **a/c** unit is : app. 3 years old • Average lifespan of an exterior central A/C unit is app. 15 years. • Average lifespan of an interior HVAC air handler is app. 18- 25 years

Observations:

- Functional at time of inspection
- The PTAC A/C unit(s) were operating within normal performance range. A temperature differential of 14 degrees was observed. 14 to 22 degrees is considered normal performance.
- FYI: There is no central a/c in the basement.



Interior a/c unit in the attic

8. Condensate Drain

Observations: No visible deficiencies observed.

9. Filter(s)

Description: Media disposable filter at the ceilings at the 1st floor, three filters present.

Observations:

- No deficiencies noted.
- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required.



central a/c returns/air filters

10. Fireplace

Observations:

- Not present

11. Limitations of Heating and Air Conditioning Inspection

- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
- Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.
- Thermostats are checked in manual mode only.

Electrical

We recommend using qualified professionals within their respective disciplines to correct any issues, as needed.

1. Service Drop

Description: Overhead service
Observations: No deficiencies noted.

2. Service Entrance Conductors

Description: Copper
Observations: No deficiencies noted.

3. Service Rating

Amperage Rating: app. 100 Amps. • Voltage: 110/208 volts

4. Main Disconnect

Description: one 100 amp breaker

5. Main Service Panel(s)

Description: MANUFACTURER: • Cutler-Hammer
Observations:
• The wiring within the panel(s) appeared serviceable.



Electric Meter(s)



6. Sub Panel(s)

Description: None Visible/Present

7. Service Grounding

Description: Not visible

8. Overcurrent Protection

Type: Breakers
Observations:
• No deficiencies noted

9. Wiring Methods

Description: Copper branch wiring observed.

Observations: Visible wiring appeared serviceable, at time of inspection.

10. Lighting, Fixtures, Switches, Outlets

Description: Three Prong

Observations:

- Receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.
- 1 light did not function at the kitchen. The ceiling fan at the living room did not operate, no remote located.

11. GFCI

Definition: Ground Fault Circuit Interrupter - **GFCI** - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets: Present at:

bathroom

Kitchen counter outlets

exterior outlet(s)

Observations: Operated when tested.

12. AFCI

Definition: Arc Fault Circuit Interrupter - **AFCI** - is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection.

Locations & Resets: Present at: subpanel

Observations: Present.

13. Smoke and C/O Detector(s)

Observations: Present.

14. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Furnishings/personal and stored items restricted access to some electrical components which were not be inspected.
- Labeling of electric circuit locations on electrical panel(s) are not checked for accuracy.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- The inspector can not determine the condition/age/type of wiring behind ceilings/walls/floors.

Plumbing

We recommend using qualified professionals within their respective disciplines to correct any issues, as needed.

1. Water Supply

Source: Public municipal water supply

2. Main Service Piping

Materials: No visible

3. Main Water Shut Off

Observations: The water main/meter was not located. I recommend asking the seller for its location. The material that the water main is constructed with could not be determined.

4. Exterior Hose Bibs/Spigots

Description: Standard hose bibs

Observations: Functional.

5. Water Supply, Distribution Systems

Description: Readily visible water supply pipes are:, Brass and or copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.

6. Faucets

Observations: No deficiencies noted.

7. Sinks

Observations:

- Operated normally, at time of inspection.

8. Traps and Drains

Observations:

- Water was run through the interior fixtures and drains. Functional drainage was observed.

9. Flow and Pressure

Observations: The water flow was overall functional. This was determined by running water in the bath and sink and then flushing the toilet.

10. Waste, Drain, Vent Piping

Waste System Type: Public sewage disposal system

Description: Visible waste piping is: • Plastic/PVC

Observations: Visible piping appeared serviceable at time of inspection.

11. Water Heater(s)

Description: Manufacturer:, Navien - tankless combination boiler and hot water heater

12. Water Heater(s) Condition

Age: The water heater is approximately 3 year old. • FYI: Tankless water heaters have a typical life expectancy of app. 20 years.

Observations:

- Water heater(s) - functional at time of inspection.

13. Water Heater Vent System

Materials: PVC direct vent

Observations:

- Visible portions are serviceable.

14. Fuel Storage, Distribution

Description: Black iron pipe used for gas branch/distribution service

Shut Off: Main gas shut off located: • outside

Observations:

- SAFETY: Un-capped gas piping observed at behind the washer/dryer area in the basement.



Gas meter



uncapped gas pipe

15. Drainage Sump, Pump(s), Piping

Observations:

- A PVC pipe was observed at the right side exterior that penetrates the foundation wall and is routed into the soil. A sump pump may be present but was not visible at the interior. I recommend asking the seller for further information.



unknown pipe penetrating foundation wall/possible sump pump

16. Private Sewage Disposal (Septic) System

Comments:

- No septic system present according to seller's agent

17. Other Components

Observations:

- FYI: there is a dehumidifier present in the cellar, it is connected to a condensate pump to dispose of the water.



18. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, insides of drain/waste piping or beneath the ground surface are not inspected.

Bathrooms

We recommend using qualified professionals within their respective disciplines to correct any issues, as needed.

1. Tub(s)

Description: Steel tub

Observations:

- Functional at time of inspection.
- The bathtub drain stopper does not function. cracked grout noted at one wall corner at the bathtub enclosure, recommend caulk.



Bathroom .

2. Shower(s)

Description: Same as tub

Observations:

- Functional, at the time of inspection

3. Toilet(s)

Observations: Operated when tested.

4. Bidet(s)

Observations:

- Not present

5. Bathroom Exhaust Fan(s)

Observations:

- Functional at time of inspection.

6. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

Interior

We recommend using qualified professionals within their respective disciplines to correct any issues, as needed.

1. Door Bell

Observations: Functional

2. Wall and Ceiling Finishes

Materials: Drywall

Observations:

- General conditions of the walls and ceilings appeared satisfactory, except where noted.
- A small water stain was observed at the base trim at the bottom of the wall next to the washing machine, possible water penetration from the exterior or other issue present.



other bedroom



bedroom



dinette



Water stain at base trim behind washing machine

3. Floor Finishes

Materials: Ceramic tiles • Hardwood flooring

Observations: Serviceable

4. Windows

Description: Vinyl clad Wood thermal pane windows

Observations:

- The windows that were tested are functional.

5. Interior Doors

Description: Solid core doors • Hollow core doors

Observations:

- Tested doors were functional, at time of inspection.

6. Stairways, Steps, Railings

Observations:

- No handrail present at the basement stairway, a narrow stairway is present.



no handrail

7. Countertops

Materials: Stone

Observations: Functional.

8. Cabinets, Vanities

Materials: Wood • Laminate

Observations: One drawer in the kitchen contacts the stove handle and only opens partially.



drawer contacts stove handle



Kitchen

9. Limitations of Interior Inspection

- A moderate to heavy amount of, personal items, stored items and furnishings observed, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- Recommend a thorough review of interior areas during final walk-through inspection prior to closing.
- An analysis of indoor air quality is NOT part of this inspection.
- Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Appliances

We recommend using qualified professionals within their respective disciplines to correct any issues, as needed.

1. Dryer

Materials:

- Electric dryer