

**Advantage Home Inspections**

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Lic.# 16000006794 3/29/2012

Report: [REDACTED]

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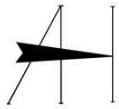
**Advantage Home Inspections  
Confidential Inspection Report**

[REDACTED]  
**Newburgh, NY 12550**



**Prepared for:** [REDACTED]

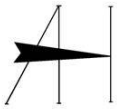
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Report: [REDACTED]

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Report: [REDACTED]

March 29, 2012



RE: [REDACTED]

Dear Bill

It was a pleasure meeting you today. As we discussed, the house is in good/fair condition. At your request, a visual inspection of the above referenced property was conducted on March 29, 2012. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Although Advantage Home Inspections perform a thorough inspection of the property, it is not in the scope of this report to probe, dismantle or excavate any part of the structure or surrounding grounds, including detection and inspection of underground fuel tanks. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.** The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

### REPORT SUMMARY

**Below are a list of concerns that need repair by Licensed Contractors. (ACTION ITEMS)**

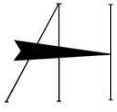
#### SITE

##### Retaining Walls:

##### Materials and Condition:

The retaining wall is made of concrete. Partially collapsed.





Report: [REDACTED]

**Structural:**

**Window Condition:**

**Attention recommended** - In many of the windows, the spring or slide that holds the window in the up position is nonfunctional.

**Attention Recommended** - The wood on the exterior of the window frame has peeling paint. Scraping and painting is recommended.

**Action Recommended** - Broken Glass - There is one or more broken window panes that need to be replaced. Rear porch.

**Deck, Porch or Balcony:**

**Stairs Condition:**

**Action Recommended** - The steps need some repair or replacement. **Action Recommended** - One or both of the hand rails are damaged. Repair is recommended.



**Chimney: Boiler/furnace**

**Height clearance**

**Action Recommended** - The chimney does not meet the required height. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.



**ROOF and ATTIC**

**Attic & Ventilation:**

**Ventilation Hi/Low:**

**Action Recommended** - There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is recommended to correct this shortage of ventilation.



Report: [REDACTED]

**Insulation Clear of Sheathing:**

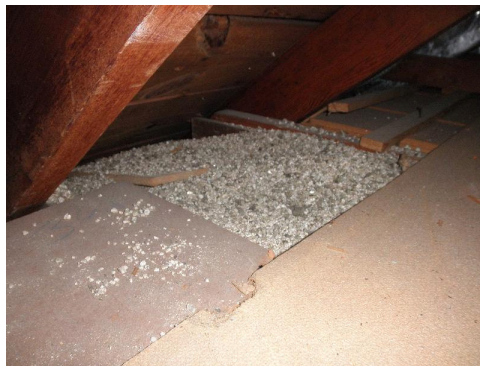
The insulation is in contact with the roof sheathing. This condition needs to be changed. There needs to be at least a 1 1/2" air gap between the insulation and the sheathing. This contact will lead to condensation in the attic. It also limits airflow which ventilates the attic.

**Insulation Noted:**

**Action Recommended** - The some of the insulation in the attic contains vermiculite. Certain brands of vermiculite, manufactured prior to 1990, may contain asbestos fibers. The date the vermiculite was installed is unknown. Advantage Home Inspections does not perform tests for asbestos.

Further testing of the vermiculite for presence of asbestos should be performed by a qualified lab.

**Action Recommended** - There is very little insulation in the attic. Installation will reduce energy costs

**BATHROOMS****Basement Bathroom.****Heat Source:**

**Action Recommended** - There is no heat source in this room. The bathroom is located on an outside wall, and some source of heating is recommended. The pipes may freeze during extreme cold days.

**Ventilation Fans:**

None - There is no exhaust fan or window in this bathroom. Current building standards require either an exhaust fan or window for ventilation. Consideration should be given to the installation of either.

**BEDROOMS****1st floor Bedrooms****Floor:**

**Action Recommended-** The floor in the noted room is in need of some repair. Termite damage. **Front left bedroom.**

**LAUNDRY****Laundry:****Washer Hookup:**

**Action Recommended-** The following water valve for the washer is leaking. Repair is recommended. Cold water valve.





Report: [REDACTED]

Laundry Basin:

**Action Recommended** - There is evidence of a leak in the drain or drainage piping under the sink.

**OTHER LIVING SPACES****Front Entry & Main Hallway:**Main Staircase:

**Action Recommended-** Some portion of the main stairway needs Immediate Action. The stairway is not adequately lighted. Any stairway in the living area of a home with over 4 stairs must be lighted with a switch at both ends. This is a safety requirement on newer construction.

**Downstairs Family Room:**Walls:

**Action Recommended-** There is a condition in the wall sheeting that needs to be repaired. There is evidence of leakage in at least one wall. The stain appears to be from a current leakage. Front wall.

**Action Recommended** - Evidence of termites and termite damage.

Heat Source Noted:

**Action Recommended** - There is no heat source in the noted room. A heat source should be added for occupant comfort.

**FOUNDATION****Interior View of Basement:**Evidence of Water Entry in the Basement Noted:

**Action Recommended** - There is evidence of water entry .

**GARAGE****Garage:**Garage Walls Condition:



Report: [REDACTED]

**Attention Recommended** - For safety reasons, the dividing wall between the garage and the living space should be separated by a flame retardant material. The separating walls do not appear to meet this minimum standard.

**Fire Rated Ceiling:**

Current safety standards require a fire rated separation between the garage and living space above. It is recommended that this addition be made.

**Fire Rated Entry Door to Structure:**

No - There is no fire rated door separating the garage from the living areas of the house.

## ELECTRICAL SYSTEMS

**Main Power Panel & Circuitry**

**Carbon Monoxide Detectors:**

There are no carbon monoxide detectors installed in the house.

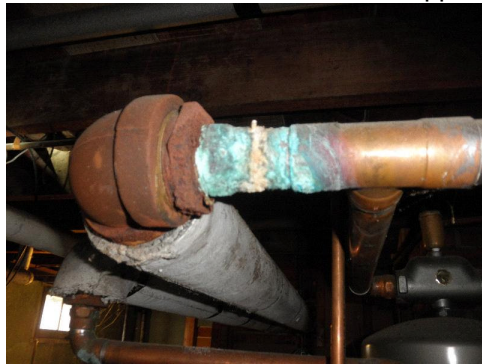
## HEATING, VENTILATION & AIR CONDITIONING

**Heating Unit # 1:**

**Heat pipes condition**

The heat pipes are covered with an insulation which may contain asbestos. Asbestos can only be confirmed by a qualified lab. Advantage Home Inspections does not perform tests for asbestos.

**Attention Recommended** - The copper pipes as it connects to the cast iron pipe has signs of deterioration.



Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and some are the result of normal wear and tear. (ATTENTION ITEMS)

## SITE

**Site:**

**Site Drainage:**

**Attention Needed** - The rear driveway is pitched towards the garage. There is no drain at the base to pick up run off water.



Report: [REDACTED]



## STRUCTURAL

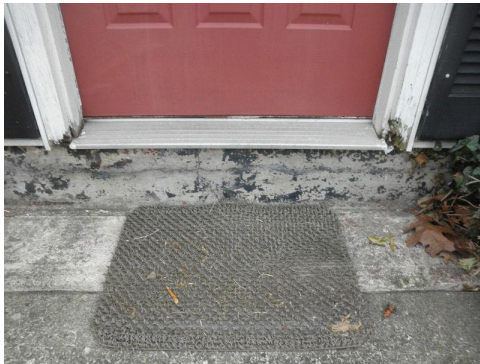
### **Structural:**

#### **Siding Condition:**

Metal Siding - The following conditions were noted: **Attention Recommended** - The aluminum siding has a powdery substance on the exterior caused by the oxidation of the paint.

#### **Outside Entry Doors:**

The noted door(s) is located Front, The exterior door in the noted location(s) is: Steel, **Attention Recommended** - The wood frame around the exterior door has water damage at the bottom.



### **Chimney: Boiler/furnace**

#### **Condition of boiler/furnace chimney**

**Attention recommended** - I recommend installing a chimney cap.

#### **Chimney Cap or Crown:**

**Attention Recommended** - The chimney drip cap is made of mortar. Its function is to keep water from entering between the masonry stack and brick, causing deterioration. This cap needs some repair so that it can function as intended.





Report: [REDACTED]



## ROOF and ATTIC

### Roofing:

#### Roof Gutter System:

**Attention Recommended** - The gutter system on the roof edge appears to be inadequately sloped to carry the water to the downspouts. Porch gutter Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation. The downspout by the garage door should be redirected away from this area



## KITCHEN

### Kitchen:

#### Electrical Outlets:

Satisfactory - 2-prong ungrounded outlets. In construction prior to 1960, ungrounded outlets were the norm. Shortly after that, most construction included grounded 3-prong outlets. This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

## BATHROOMS

### 1st Floor Bathroom.

#### Electrical Outlets:

There are no observable electrical outlets in this bathroom.

### Basement Bathroom.

#### Floor:



Report: [REDACTED]

The floor covering material is carpet. Not recommended.

Electrical Outlets:

There are no observable electrical outlets in this bathroom.

## BEDROOMS

### 1st floor Bedrooms

Ceiling:

**Attention Recommended** - There is a condition in the ceiling of the noted room that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak. **Front left bedroom.**



## LAUNDRY

### Laundry:

Electrical Outlets:

This laundry area has a sink installed. The electrical outlet does not have Ground Fault Circuit Interrupt installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

Dryer Ventilation:

**Attention Recommended** - The dryer exhaust hose is vinyl. Replacement with a metal hose or vent pipe is recommended.

## OTHER LIVING SPACES

### Enclosed porch:

Walls:

**Attention Recommended** - The walls in the noted room show some condition that does not appear to be a serious structural concern at this time. Peeling paint.

Ceiling:

**Attention Recommended** - There is a condition in the ceiling of the noted room that needs to have attention. Peeling paint.



Report: [REDACTED].



## FOUNDATION

### Interior View of Basement:

#### Basement ceiling Insualtion

Installing insulation on the basement ceiling will reduce energy costs.

## GARAGE

### Garage:

#### Overhead Door and Hardware Condition:

Satisfactory - The overhead door is in satisfactory condition, and it is functional. The exterior wood frame has water damage from the down spout.

#### Floor Drain:

Yes - There is a floor drain installed. This is a handy feature for easier cleanup from rain and snow dripping off the cars. The floor drain was not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the garage.

## HEATING, VENTILATION & AIR CONDITIONING

### Heating Unit # 1:

#### Furnace/boiler condition:

**Attention recommended-** The temperature/pressure relief valve is leaking. Replacement is recommended.  
**Attention Recommended** - There is minor corrosion on the interior and/or the exterior of the heating unit.

#### Furnace/Boiler age:

30 years old Due to the age of the furnace/boiler, budgeting for future replacement is recommended.

#### Emergency Shut off switch installed:

No- A emergency shut off switch should be installed outside of the boiler/furnace room.

#### Flue Type and Condition:

The flue pipe is metal **Attention Recommended-** The furnace/boiler flue as installed appears to need some attention. The boiler stack should be properly sealed to the chimney.



Report: [REDACTED]



### **Oil Tank**

#### **Fuel line condition:**

**Attention Recommended** - The fuel line runs across a pathway in the basement. Damage can occur to the line. Protection or redirecting the fuel line is recommended.



#### **Fill & vent pipe condition:**

The diameter of the vent pipe is smaller than the fill pipe. This can cause blow back through the tank joints. Replacement is recommended.



### **Summary of Areas Requiring Further Assessment**

It is strongly recommended that you have appropriate licensed contractors evaluate the items which recommend further evaluation **BEFORE** the close of escrow. Please call our office for any clarifications or further questions.

### **STRUCTURAL**



Report: [REDACTED]

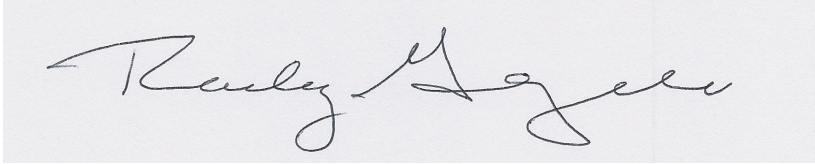
**Chimney: Boiler/furnace**

**Flue Condition From Roof:**

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. Further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



3/29/2012

Randy Gargiulo Lic.# 16000006794

Advantage Home Inspections





Report: [REDACTED]

## GENERAL INFORMATION

### Client & Site Information:

*Inspection Date:*

March 29, 2012.

*Client:*

[REDACTED]

*Inspection Site:*

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] at during  
this inspection

Pre-purchase inspection, WDI inspection, Radon test declined.

### Climatic Conditions:

*Weather:*

Overcast.

*Soil Conditions:*

Damp.

*Outside Temperature (F):*

40-50.

### Utility Services:

*Water Source:*

Public.

*Sewage Disposal:*

Public.

*Utilities Status:*

All utilities on.

*Fuel Source:*

Heating oil is provided by an independent company.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the New York State Standards and Practices for Home inspectors, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, mold, electromagnetic fields, asbestos, toxic or flammable materials, and other environmental hazards; spas, pools, saunas, steam baths, playground equipment, lawn sprinkler systems, PCBs or other toxins in well water, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; zoning ordinances or permits; intercoms; security systems; heat sensors;



Report: [REDACTED]

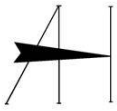
cosmetics or building code compliance. The detection or inspection of underground oil tanks is not within the scope of this inspection. Any general comments about these systems and conditions are informational only and do not represent an inspection. These items should be inspected by a qualified lab or specialist.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

The inspection and reports are performed and prepared for the sole, confidential, exclusive use and possession of the client. Advantage Home Inspections assumes no responsibility or liability to any third parties in the event of unauthorized distribution in connection with the inspection or report. The client agrees to indemnify, defend and hold harmless the company from any third party claims relating to this inspection or inspection report.



Report: [REDACTED]

## SITE

### Site:

*Style of House:*

Cape Cod.

*Estimated age of house:*

70 years.

*Site Drainage:*

**Attention Needed** - The rear driveway is pitched towards the garage. There is no drain at the base to pick up run off water.

### Surrounding grounds condition

*Driveway Paving Material and Condition:*

Asphalt. Gravel. Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

*Walkways Materials and Condition:*

Walkway material, Concrete. Walkway condition, The walkway is in good condition.

### Retaining Walls:

*Location of Retaining Wall:*

Next to rear driveway.

*Materials and Condition:*

The retaining wall is made of concrete. Partially collapsed.



Report: [REDACTED]

## STRUCTURAL

### Structural:

*Type of Construction:*

Frame.

*Exterior Siding Materials:*

Aluminum Siding.

*Siding Condition:*

Metal Siding - The following conditions were noted: **Attention Recommended** - The aluminum siding has a powdery substance on the exterior caused by the oxidation of the paint.

*Trim Condition:*

The trim is metal wrapped. Satisfactory - The trim is intact and satisfactory.

*Outside Entry Doors:*



The noted door(s) is located Front, The exterior door in the noted location(s) is: Steel, **Attention Recommended** - The wood frame around the exterior door has water damage at the bottom.

*Windows Type:*

Double Hung. Insulated glass windows. Not all of the windows in the structure are insulated glass.

*Window Condition:*

**Attention recommended** - In many of the windows, the spring or slide that holds the window in the up position is nonfunctional.  
**Attention Recommended** - The wood on the exterior of the window frame has peeling paint. Scraping and painting is recommended.  
**Action Recommended** - Broken Glass - There is one or more broken window panes that need to be replaced. Rear porch.

### Deck, Porch or Balcony:

*There is a Wood Framed:*

Enclosed porch.

*Deck/Porch/Balcony Materials:*

The inspector was unable to determine the type of wood used.

*Framing of Deck/Porch:*

Satisfactory - The framing of the deck or porch was done in an acceptable manner.

*Deck, Porch, or Balcony Flooring Condition:*

Satisfactory - The decking materials appear to be in satisfactory condition.

*Supporting Posts:*

Good - The supporting posts appear to be in good condition.

*The Foundation Materials:*

The deck support posts are secured to a concrete pier. The inspector was unable to determine if the posts are set to the frost line.

*Stairs Condition:*



Report: [REDACTED]



**Action Recommended** - The steps need some repair or replacement. **Action Recommended** - One or both of the hand rails are damaged. Repair is recommended.

### Chimney: Boiler/furnace

*location*

Center of roof.

*Chimney Material*

The chimney is constructed of brick.

*Condition of boiler/furnace chimney*

**Attention recommended** - I recommend installing a chimney cap.

*Flue Condition From Roof:*

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. Further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

*Chimney Cap or Crown:*



**Attention Recommended** - The chimney drip cap is made of mortar. Its function is to keep water from entering between the masonry stack and brick, causing deterioration. This cap needs some repair so that it can function as intended.

*Flashing:*

Satisfactory - The installed flashing around the chimney stack appears to be functional.

*Height clearance*



**Action Recommended** - The chimney does not meet the required height. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.





Report: [REDACTED]

## ROOF and ATTIC

### Roofing:

*Type Roof:*

Gable.

*Roof Covering Materials:*

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

*Cover Layers:*

The roof covering on the main structure appears to be the second covering. Current building standards will allow only two coverings. When reroofing again, it will be necessary to remove the first two layers.

*Condition of Roof Covering Material:*

Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

*Age of the roof:*

The roof is approximately 8-12 years old.

*Means of Roof Inspection:*

The roof edge was the location of the inspection of the roof covering.

*Ridges:*

Satisfactory - The ridge covering material appears to be in satisfactory condition.

*Roof Gutter System:*

**Attention Recommended** - The gutter system on the roof edge appears to be inadequately sloped to carry the water to the downspouts. Porch gutter Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation.

The downspout by the garage door should be redirected away from this area



### Attic & Ventilation:

*Attic Access Location:*

Walk-up from living room.

*Method of Inspection:*

The attic cavity was inspected by entering the area.

*Roof Framing:*



Report: [REDACTED]

A rafter system is installed in the attic cavity to support the roof decking.

*Roof Decking:*

Material, Tongue and Groove.

*Evidence of Leaks on Interior of Attic:*

There is water staining on the underside of the roof decking or rafters. The stains are not currently wet nor do they have an elevated moisture content. Monitoring the areas is recommended.

*Ventilation Hi/Low:*

**Action Recommended** - There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is recommended to correct this shortage of ventilation.

*Insulation Clear of Sheathing:*

The insulation is in contact with the roof sheathing. This condition needs to be changed. There needs to be at least a 1 1/2" air gap between the insulation and the sheathing. This contact will lead to condensation in the attic. It also limits airflow which ventilates the attic.

*Insulation Noted:*



**Action Recommended** - The some of the insulation in the attic contains vermiculite. Certain brands of vermiculite, manufactured prior to 1990, may contain asbestos fibers. The date the vermiculite was installed is unknown. Advantage Home Inspections does not perform tests for asbestos.

Further testing of the vermiculite for presence of asbestos should be performed by a qualified lab.

**Action Recommended** - There is very little insulation in the attic. Installation will reduce energy costs





Report: [REDACTED]

## KITCHEN

**Kitchen:***Location:*

Main level rear of house.

*Outside Entry Door:*

The outside entry door to the kitchen is satisfactory.

*Walls:*

All walls, floors and ceiling are in satisfactory condition.

*Electrical Outlets:*

Satisfactory - 2-prong ungrounded outlets. In construction prior to 1960, ungrounded outlets were the norm. Shortly after that, most construction included grounded 3-prong outlets. This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

*Countertops:*

The countertops in the kitchen are in satisfactory condition.

*Cabinets, Drawers, and Doors:*

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

*Faucet and Supply Lines:*

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.

*Sink and Drain Lines:*

Satisfactory - The sink and drainage lines appear to be satisfactory.

*Dishwasher:*

Not present.

*Range/Oven Fuel Source:*

Electric - There is a 220-volt hookup for an electric range/oven.

*Range/Oven:*

Not present.

*Refrigerator:*

Not present.

*Heat Source:*

Satisfactory - There is a heat source in this room.



Report: [REDACTED]

## BATHROOMS

### 1st Floor Bathroom.

Type:	Full Bath.
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition	The toilet and fixtures are in good condition.
Tub:	Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.
Tub Mixing Valve & Stopper:	Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.
Tub & Shower Walls:	Satisfactory - The wall surrounding the tub and/or shower is in satisfactory condition.
Tub/Shower Drain:	Satisfactory - The tub/shower appears to drain at an acceptable rate.
Caulking/Water Contact Areas:	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
Heat Source:	Satisfactory - There is a heat source in this room.
Entry Door:	The interior door is in good condition.
Walls:	The walls, floors and ceiling in this bathroom are in good condition.
Electrical Outlets:	There are no observable electrical outlets in this bathroom.

### Basement Bathroom.

Type:	Full Bath.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition	Satisfactory - The toilet in this bathroom appears to be functional.
Shower/Shower Head and Mixing Valves:	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
Shower Pan:	Steel/Aluminum - The steel/aluminum shower pan does not appear to leak at this time.
Tub & Shower Walls:	Satisfactory - The wall surrounding the tub and/or shower is in satisfactory condition.
Tub/Shower Drain:	Satisfactory - The tub/shower appears to drain at an acceptable rate.



Report: [REDACTED]

*Caulking/Water Contact Areas:*

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

*Heat Source:*

**Action Recommended** - There is no heat source in this room. The bathroom is located on an outside wall, and some source of heating is recommended. The pipes may freeze during extreme cold days.

*Walls:*

All walls and ceiling are in satisfactory condition.

*Floor:*

The floor covering material is carpet. Not recommended.

*Ventilation Fans:*

None - There is no exhaust fan or window in this bathroom. Current building standards require either an exhaust fan or window for ventilation. Consideration should be given to the installation of either.

*Electrical Outlets:*

There are no observable electrical outlets in this bathroom.





Report: [REDACTED]

## BEDROOMS

### 2nd floor Bedroom:

*Walls:*

The walls, floors and ceiling in these rooms are in good condition.

*Electrical Outlets:*

2 Prong outlet(s) A ground was detected.

*Heat Source Noted:*

There is a heat source to this room. Electric - operating.

### 1st floor Bedrooms

*Interior Entry Door:*

The interior door is in good condition.

*Closet:*

Satisfactory - The closets are functional and of average size.

*Walls:*

The walls in this room are in good condition.

*Ceiling:*

**Attention Recommended** - There is a condition in the ceiling of the noted room that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak. **Front left bedroom.**

*Floor:*

**Action Recommended-** The floor in the noted room is in need of some repair. Termite damage. **Front left bedroom.**

*Ceiling Fan:*

Satisfactory - The ceiling fan(s) installed in these rooms and functioning.

*Electrical Outlets:*

2 Prong outlet(s) A ground was detected.

*Heat Source Noted:*

There is a heat source to this room.



Report: [REDACTED]

## LAUNDRY

**Laundry:***Location:*

Basement.

*Electrical Outlets:*

This laundry area has a sink installed. The electrical outlet does not have Ground Fault Circuit Interrupt installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

*Washer & Dryer*

The washer and dryer are operating.

*Washer Hookup:*

**Action Recommended-** The following water valve for the washer is leaking. Repair is recommended. Cold water valve.

*Dryer Hookup:*

Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

*Dryer Ventilation:*

**Attention Recommended** - The dryer exhaust hose is vinyl. Replacement with a metal hose or vent pipe is recommended.

*Laundry Basin:*

**Action Recommended** - There is evidence of a leak in the drain or drainage piping under the sink.



Report: [REDACTED]

## OTHER LIVING SPACES

### Front Entry & Main Hallway:

*Main Staircase:*

**Action Recommended-** Some portion of the main stairway needs Immediate Action. The stairway is not adequately lighted. Any stairway in the living area of a home with over 4 stairs must be lighted with a switch at both ends. This is a safety requirement on newer construction.

### Living Room - Dining Room:

*Walls:*

The walls, floors and ceiling in these rooms are in good condition.

*Electrical Outlets:*

2 Prong outlet(s) A ground was detected.

*Heat Source Noted:*

There is a heat source to these rooms.

### Downstairs Family Room:

*Walls:*

**Action Recommended-** There is a condition in the wall sheetrock that needs to be repaired. There is evidence of leakage in at least one wall. The stain appears to be from a current leakage. Front wall.

**Action Recommended -** Evidence of termites and termite damage.

*Ceiling:*

Satisfactory - The ceiling is in satisfactory condition.

*Floor:*

Satisfactory - The floor is in satisfactory condition

*Electrical Outlets:*

2 Prong outlet(s) A ground was detected.

*Heat Source Noted:*

**Action Recommended** - There is no heat source in the noted room. A heat source should be added for occupant comfort.

### Enclosed porch:

*Walls:*

**Attention Recommended-** The walls in the noted room show some condition that does not appear to be a serious structural concern at this time. Peeling paint.

*Ceiling:*



Report: [REDACTED]



**Attention Recommended** - There is a condition in the ceiling of the noted room that needs to have attention. Peeling paint.

*Floor:*

Satisfactory - The floor is in satisfactory condition

*Electrical Outlets:*

Satisfactory - The outlets tested in this room are correctly wired and grounded.

*Heat Source Noted:*

None - ok.



Report: [REDACTED]

## FOUNDATION

### Foundation and Basement:

*Type of Foundation:*

Walkout Basement Foundation - Refers to a basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior at ground level.

*Foundation Materials:*

Poured in place concrete, 8 inches or more thick.

### Interior View of Basement:

*Interior of Basement**Percentage Finished Into**Living Space:*

The percent of the basement finished into living space: 25% to 50% of the interior.

*Basement ceiling Insulation*

Installing insulation on the basement ceiling will reduce energy costs.

*Conditions of Walls, Interior**View:*

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

*Columns and Posts:*

There are solid wood posts installed as supports under the main beam or girder. Satisfactory - There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed.

*Main Beam:*

Satisfactory - The main beam installed appears to be in satisfactory condition.

*Staircase Condition:*

Satisfactory - The staircase to the basement level appears functional.

*Evidence of Water Entry in the Basement Noted:*

**Action Recommended** - There is evidence of water entry .





Report: [REDACTED]

## GARAGE

**Garage:***Garage Type*

The garage is attached.

*Size of Garage:*

One car garage.

*Number of Overhead Doors*

There is a single overhead door. The doors are made of either solid wood or wood fiber.

*Overhead Door and Hardware**Condition:*

Satisfactory - The overhead door is in satisfactory condition, and it is functional. The exterior wood frame has water damage from the down spout.

*Floor Condition:*

Satisfactory - The garage floor is in satisfactory condition.

*Floor Drain:*

Yes - There is a floor drain installed. This is a handy feature for easier cleanup from rain and snow dripping off the cars. The floor drain was not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the garage.

*Garage Walls Condition:*

**Attention Recommended** - For safety reasons, the dividing wall between the garage and the living space should be separated by a flame retardant material. The separating walls do not appear to meet this minimum standard.

*Fire Rated Ceiling:*

Current safety standards require a fire rated separation between the garage and living space above. It is recommended that this addition be made.

*Fire Rated Entry Door to Structure:*

No - There is no fire rated door separating the garage from the living areas of the house.

*Garage Foundation:*

Satisfactory - The visible portions of the foundation under the garage appear to be functional.

*Posts Condition:*

Satisfactory - There is a post supporting an overhead beam in the garage. It appears to be adequately installed.

*Electrical Service:*

The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.



Report: [REDACTED]

## ELECTRICAL SYSTEMS

### Primary Power Source

*Electric Service:*

Overhead.

*Electric Service Condition:*

The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

*Service Voltage:*

The incoming electrical service to this structure is 120/240 volts.

*Service/Entrance/Meter:*

The masthead, supports, meter housing, and cable entrance to the structure appear to be in good condition.

### Main Power Panel & Circuitry

*Main Power Distribution Panel**Location:*

Garage.

*Main Power Panel Size:*

100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

*Service Cable to Panel Type:*

Aluminum.

*Is Panel Accessible:*

Yes - The electrical panel is in a location that makes it readily accessible.

*Panel Condition:*

The overall condition of the panel is good.

*Main Panel Type:*

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

*Breaker/Fuse to Wire Compatibility:*

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

*Panel Cover Removed:*

Yes.

*Condition of Wiring in Panel:*

The condition of the wiring in the main panel is good.

*Circuit Wiring Type Outside of Panel:*

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex and/or Metal casing known as BX.

*Circuit Wiring Condition:*

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

*Main Service Ground Verified:*

Yes - The main service ground wire was located by the inspector. The grounding conductor to the water service line was noted, and it is correctly connected to the street side of the main water line.

*Smoke Detectors:*

Yes - There are smoke detectors present in the house.

*Carbon Monoxide Detectors:*



**Report** [REDACTED]

There are no carbon monoxide detectors installed in the house.



Report: [REDACTED]

## HEATING, VENTILATION & AIR CONDITIONING

### Heating Unit # 1:

*Model:*

HB Smith, Location: Basement, Heating System type: Hot Water heat is installed as the primary heating system.

*Furnace/boiler condition:*

**Attention recommended-** The temperature/pressure relief valve is leaking. Replacement is recommended.

**Attention Recommended** - There is minor corrosion on the interior and/or the exterior of the heating unit.

*Fuel Source:*

The fuel source is oil.

*Furnace/Boiler age:*

30 years old Due to the age of the furnace/boiler, budgeting for future replacement is recommended.

*Emergency Shut off switch installed:*

No- A emergency shut off switch should be installed outside of the boiler/furnace room.

*Flue Type and Condition:*



The flue pipe is metal **Attention Recommended-** The furnace/boiler flue as installed appears to need some attention. The boiler stack should be properly sealed to the chimney.

*Unit Tested:*

Yes.

*Heat pipes condition*



The heat pipes are covered with an insulation which may contain asbestos. Asbestos can only be confirmed by a qualified lab. Advantage Home Inspections does not perform tests for asbestos. **Attention Recommended** - The copper pipes as it connects to the cast iron pipe has signs of deterioration.



Report: [REDACTED]

*Radiator/baseboard condition*

The radiators are operating and in good condition.

**Water Heater:***Model :*

Type: There is an energy efficient tankless unit installed which if sized correctly should provide adequate volume and do so economically. The condition could not be determined without dismantling the unit. This is not in the scope of this inspection. However adequate hot water was produced from the faucets.

**Oil Tank***Oil tank location*

The oil tank is located in the basement.

*Oil tank level:*

Yes.

*Oil Tank condition:*

The oil tank is in satisfactory condition.

*Fuel line condition:*

**Attention Recommended** - The fuel line runs across a pathway in the basement. Damage can occur to the line. Protection or redirecting the fuel line is recommended.

*Fill & vent pipe condition:*

The diameter of the vent pipe is smaller than the fill pipe. This can cause blow back through the tank joints. Replacement is recommended.



Report: [REDACTED]

## PLUMBING SYSTEM

### Plumbing:

*Water Source:*

City/Municipal.

*Water Meter Location:*

Garage.

*Plumbing Service Piping Size and Material to Structure:*

1/2" water service line from the meter to the main cutoff. You may experience a decrease in water flow if more than one fixture is used at a time.

*Main Water Line Cutoff Location:*

Garage wall.

*Interior Supply Piping Size and Material:*

The interior water supply piping is 1/2" in diameter.

*Water Pressure:*

Adequate.

*Exterior Hose Bibs Functional:*

Satisfactory - The exterior hose bib(s) appeared to function normally.

*Functional Supply:*

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

*Sewage Disposal Type:*

Public Sewer System.

*Waste Line Materials and Condition*

The predominant waste line material is plastic. There is also some copper piping installed.  
Satisfactory - The visible plumbing waste piping appears functional.

*Vent Piping Material*

The vent material, as it passes through the roof, is cast iron. Satisfactory - The visible plumbing vent piping appears functional.

*Supply/Waste Piping Supports:*

Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

*Functional Drainage:*

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.