

Client

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Inspection Date: 07-18-2015



Inspector

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 This report is designed to be as thorough as possible, but also clear and concise.
 If you have any questions please call us at (315) 491-3387

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Report Summary

Exterior Grounds



07/19/2015

Several balusters on the deck are loose. These would not provide the proper safety they are intended for. There are also several screws that have backed out. These screws can easily cause injuries. Recommend qualified contractor fasten these screws and balusters properly.

Half Bathroom



07/19/2015 Ground fault circuit interrupter (GFCI) outlets installed are not working properly. GFCI outlets help prevent electric shocks in areas that may have water present. Recommend having a qualified electrician install GFCI outlets.

Main Bathroom



07/19/2015 No ground fault circuit interrupter (GFCI) outlets installed. GFCI outlets help prevent electric shocks in areas that may have water present. Recommend having a qualified electrician install one or more GFCI outlets, especially over counter tops and around sinks.

Master Bathroom



07/19/2015 Ground Fault Circuit Interrupter is not working properly. This is a safety issue due to an electric shock and fire hazard. Recommend having a qualified, licensed electrician evaluate and repair or replace as necessary.

Attic



07/19/2015 Radon mitigation system is installed, however, it was not running at time of the inspection. The motor of the mitigation system should be running 24/7. Recommend qualified contractor evaluate and repair as needed.

Electrical System



07/19/2015 Several screws are missing on the panel cover plate. Recommend qualified contractor fasten the cover plate with the proper fasteners.

Exterior Grounds



07/19/2015 Refrigerant line for the A/C compressor had ice build up. This may be due to a leak in the line or low coolant charge, among several different things. Recommend qualified HVAC contractor evaluate and repair as needed.



07/19/2015 The a/c compressor does not have a sufficient cement pad. It was supported with a brick and wood, these supports have since been displaced. This can cause the compressor to become unlevel and may cause damage. Recommend qualified HVAC contractor evaluate and repair as needed.

Exterior Walls



07/19/2015 Weather seal trim around garage door is loose. Recommend qualified contractor attach trim to prevent water penetration and further damage.

General Interior



07/19/2015 Rear right sliding deck door does not lock. Recommend qualified contractor evaluate and repair as needed.



07/19/2015 Window in rear left bedroom has malfunctioning crank. The window will open but the crank will not close the window. Recommend qualified contractor repair as needed.

Main Bathroom



07/19/2015 Tub faucet diverter is difficult to use and does not completely divert water to the shower head. Recommend qualified plumber provide remedy.

Master Bathroom



07/19/2015 Two cracked floor tiles were noted. Recommend qualified contractor provide remedy to prevent further damage.



07/19/2015 Bathroom exhaust fan is not working. Recommend qualified contractor repair as needed.

Roof & Ventilation



07/19/2015 Many gutter downspouts are missing extensions. This is causing the water traveling in the gutters to collect near the foundation. This can lead to moisture in the basement. Recommend qualified contractor evaluate and repair as needed.

Full Report

General Information

Overview: Quiet residential neighborhood
Inspector: Gairot Myers
NYS License Number: 16000071490
Present at inspection: Realtor
Present at inspection: Buyer
House is:: Staged
Age of house: 25 Years Old
Type of house: 1 family house

Weather condition: Clear
Temperature: Warm
Ground Condition: Dry
Foundation: Basement
House Number: Clearly seen from street
Start time: 2:00 PM
End time: 5:00 PM



07/19/2015 Numerous wall, floor and other surfaces were obscured by furniture and/or stored items, preventing a full evaluation of some areas.



07/19/2015 Recommendation: After moving into the house, I strongly recommend having the locks changed. Over the years, previous owners may have distributed the keys to family and friends. A new set of locks would insure privacy and security. If the house has remote garage door openers, I would recommend changing the code access also.



07/19/2015 Recommendation: After moving into the house, I strongly recommend changing the smoke and CO detectors in the house as these have a limited useful life.



07/19/2015 Concerning mold in a home / building. While we will report any substance that appears to be mold, the only true way to determine if mold is present is to have a mold company/specialist inspect and test for mold. MyHome Inspection Service does not perform mold testing or mold inspection's. Any mention of mold in this report should be considered a recommendation to bring in a mold specialist to inspect and test for mold. If you have a specific concern regarding mold, consult a mold specialist for advice.



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Roof & Ventilation

Roof Inspection Method: From ground **Roof ventilation:** Soffet vents
Roof Type: Cross gable
Roof covering: Asphalt Shingle
Roof approximate age: Older
Defects observed: Moss
Roof penetrations: Skylight
Roof penetrations: Vent pipe
Roof penetrations: Chimney

Gutter material: Aluminum
Downspout material: Aluminum
Gutter extensions: Noted, but not long enough
Chimney appears to be built: Interior
Chimney appears to be built: Exterior
Spark arrester/rain cap: Noted
Chimney made of: Metal
Flue noted: Noted at top of chimney



07/19/2015

Many gutter downspouts are missing extensions. This is causing the water traveling in the gutters to collect near the foundation. This can lead to moisture in the basement. Recommend qualified contractor evaluate and repair as needed.



07/19/2015

Tree branches are in contact with rear right part of the roof. These branches will decrease shingle life due to contact and moisture retention. Recommend qualified contractor provide remedy.



07/19/2015

Excessive moss noted on asphalt shingles of attached storage shed. This can lead to deterioration of roof decking due to water being leached under the shingles by the moss. Recommend a qualified contractor repair as necessary.



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Exterior Walls

Wall structure: Wood frame
Wall covering material: Wood
Condition of wall:: Good
Trim: Wood
Trim condition: Acceptable
Door material: Wood
Windows: Vinyl windows
Main entry porch: Brick

Porch steps down: One
Electrical service type: Underground
Service size: 200 Amp
Meter amperage: 200 Amp
Voltage: 120/240 volts



07/19/2015 Weather seal trim around garage door is loose. Recommend qualified contractor attach trim to prevent water penetration and further damage.



07/19/2015 General Exterior wall photos.



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Exterior Grounds

Exterior of foundation walls: Block
Exterior foundation exposure: Less than 6 inches
Exterior foundation observed?: Good condition
Grading within 6 foot of house: Slopes away
Grading beyond 6 foot of house: Slopes away
Driveway: Asphalt
Driveway condition: Good
Driveway condition: Small cracks

Walkway to front entry: Brick
Walkway condition: Acceptable
Patio location: Front of house
Patio condition: Good
Trees & shrubs too close to house: In the rear of the house
Deck location: In the rear of the house
Deck material: Wood
Deck steps to grade: Three or more

Visibility under deck: 5 foot or more and clear view
Support columns under deck: Wood
Support column condition: Good
Guardrail condition: Good
Handrail condition: Good
A/C during operation: Sounds good
A/C low pressure refrigerant line:: Signs of leak
A/C low pressure refrigerant line:: Insulated

A/C Pad: None
Electrical disconnect:: Noted - Good condition
A/C Compressor condition: Older



07/19/2015

Several balusters on the deck are loose. These would not provide the proper safety they are intended for. There are also several screws that have backed out. These screws can easily cause injuries. Recommend qualified contractor fasten these screws and balusters properly.



07/19/2015

Refrigerant line for the A/C compressor had ice build up. This may be due to a leak in the line or low coolant charge, among several different things. Recommend qualified HVAC contractor evaluate and repair as needed.



07/19/2015

The a/c compressor does not have a sufficient cement pad. It was supported with a brick and wood, these supports have since been displaced. This can cause the compressor to become unlevel and may cause damage. Recommend qualified HVAC contractor evaluate and repair as needed.



07/19/2015 A/C compressor is beyond the end of its useful life and may die at any time. Compressor sounded good and produced cold air at time of the inspection.



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Attached Garage

Number of Bays: Two
Floor: Concrete
Floor condition: Small cracks
Walls: Wood frame
Framing of walls: Drywall covered
Automobile doors: One
Style of Automobile doors: Overhead
Lift cable condition: Good

Photo electric device: Worked
Door release rope: Noted

Springs condition: Good
of electric openers: One
Operated electric openers: Yes
Operated door and applied resistance: Door did not stop
Non-automobile doors: Two
Interior door: Self closing
Interior door material: Fire rated
Doors operated: Easily



07/19/2015 General garage photos



07/19/2015 Sheetrock in the garage had minor cosmetic imperfections.



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Attic

Attic access: Hatch
Attic access: Pull down stairs
How observed: Walked thru end to end
Roof system: Truss system
Rafters inches apart: 16 inches
Roof decking: Plywood
Moisture penetration: Water stains on deck and rafters
Attic floor framing: Not observed

Attic floor system: No flooring
Soffit vents: Can't determine if working
Insulation location: Floor
Insulation material: Fiberglass loose
Bathroom vent duckwork: Noted and goes outside



07/19/2015 Radon mitigation system is installed, however, it was not running at time of the inspection. The motor of the mitigation system should be running 24/7. Recommend qualified contractor evaluate and repair as needed.



07/19/2015 A moisture stain was noted in the attic. This may be an old stain. A moisture meter was used to determine the decking was not wet at the time of the inspection. Recommend monitoring this area for future moisture penetration.



07/19/2015 General garage attic photos



07/19/2015 General main house attic photos.



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Master Bathroom

Shower: Stall	Leaks: None
Tub: Built in	Flooring: Ceramic tile
Surround: Ceramic tile	Floor condition: Needs repair
Surround condition: Good	Caulking: Loose
Bathroom: Double sink	Ventilation: Window
Sink type: Vanity	Ventilation: Fan
Toilet: Flushed	Outlets: One
Toilet condition: Good	Functional Flow Test: Acceptable drop in pressure

GFI's: Yes, Not working properly



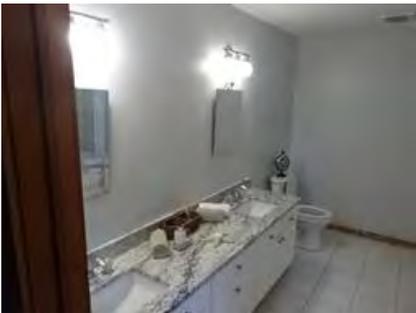
07/19/2015 Ground Fault Circuit Interrupter is not working properly. This is a safety issue due to an electric shock and fire hazard. Recommend having a qualified, licensed electrician evaluate and repair or replace as necessary.



07/19/2015 Two cracked floor tiles were noted. Recommend qualified contractor provide remedy to prevent further damage.



07/19/2015 Bathroom exhaust fan is not working. Recommend qualified contractor repair as needed.



07/19/2015 Noted some areas of loose or missing caulking. These areas may allow for moisture penetration. Recommend qualified contractor repair these areas.



07/19/2015 General master bath photos.



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Main Bathroom

Bathroom location: Second floor hallway
Shower: With tub
Tub: Built in
Surround: Ceramic tile
Surround condition: Good
Number of sinks: Two
Sink type: Vanity
Toilet: Flushed
Toilet condition: Good
Floor: Ceramic tile
Floor condition: Good
Leaks: None noted
Caulking: Loose
Ventilation: Fan
Outlets: One
GFI's: No

Functional Flow Test: Acceptable drop in pressure



07/19/2015 No ground fault circuit interrupter (GFCI) outlets installed. GFCI outlets help prevent electric shocks in areas that may have water present. Recommend having a qualified electrician install one or more GFCI outlets, especially over counter tops and around sinks.



07/19/2015 Tub faucet diverter is difficult to use and does not completely divert water to the shower head. Recommend qualified plumber provide remedy.



07/19/2015 Noted missing caulk in bathtub area. This will allow water penetration to effect sub flooring and may damage wood. Recommend a qualified contractor repair or replace as necessary.



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Main Bathroom

Shower: Stall
Surround: Ceramic tile
Surround condition: Good
Number of sinks: One
Sink type: Pedastal
Toilet: Flushed
Toilet condition: Good
Floor: Ceramic tile

Floor condition: Good
Leaks: None noted
Caulking: Intact
Ventilation: Fan
Outlets: One
GFI's: Yes
Functional Flow Test: Acceptable drop in pressure
Bathroom location: Basement Full Bath



07/19/2015 No concerns noted in basement bathroom.



Half Bathroom

Half bath location: 1st Floor hallway
Sink type: Pedastal
Number of sinks: One
Leaks above or below sink: Not noted
Hot water left faucet: Noted
Toilet: Noted and flushed
Floor: Ceramic tile
Floor condition: Good

Caulking appears:: Intact
Ventilation: Fan



07/19/2015 Ground fault circuit interrupter (GFCI) outlets installed are not working properly. GFCI outlets help prevent electric shocks in areas that may have water present. Recommend having a qualified electrician install GFCI outlets.



Fireplace

Fireplace material: Brick
Inspected: Level 1 Inspection
Damper: Operated and performed as designed
Flu liner: Noted and needs cleaning
Depth of hearth extension: 18 inches
Depth of fireplace hearth: 18 inches
Depth to nearest flammable material: 18 inches



07/19/2015 There are three fireplaces. The following applies to all three. Recommend a cleaning and level 2 inspection to assure there are no cracks or spaces in the flue liner. When dampers were opened, ash and dirt fell into the fireplace, cleaning recommended yearly.



General Interior

Ceilings: Drywall
Ceiling style: Flat
Ceiling style: Cathedral
Ceiling condition: Good
Walls appear to be made of: Drywall
Condition of walls: Good
Floor coverings: Hardwood
When bounced on: A normal amount of bounce

Generally floors feel: Level
Mostly doors are following type: Hollow core
Condition of doors: Good
Windows were mostly: Casement
Insulated glazing noted in: None
Windows appear made of: Vinyl
Windows appear made of: Wood
Skylights: Appear fixed

Skylight leaks: None noted
Stairs: Between living levels
Stairs condition: Good
Outlets: Three pronged
Smoke detectors: Not on each floor
Carbon Monoxide detector: Not noted



07/19/2015 Rear right sliding deck door does not lock. Recommend qualified contractor evaluate and repair as needed.



07/19/2015 Window in rear left bedroom has malfunctioning crank. The window will open but the crank will not close the window. Recommend qualified contractor repair as needed.





07/19/2015 General interior photos.



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Kitchen

Cabinets: Wooden
Opened and closed and found: seemed to function
Cabinets are secure: Yes
Counter tops: Granite
Counter tops securely fastened: Yes
Kitchen floor: Wood
Dishwasher: Maytag
Dishwasher age: Midlife

Kitchen sink: Stainless steel
Ran water and found: No leaks
Disposal: In Sink Erator
Refrigerator: Kenmore
Refrigerator age: Middle
Range: General Electric
Range type: Electric
Range age: Midlife

Operated range and found: All burners working
Oven: Built in
Operated oven and found: Gave off heat
Ventilation: Fan built in
Number of GFCI outlets: Zero
Number of regular outlets: Four



07/19/2015 No defects noted in kitchen at time of the inspection



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Laundry

Location:: Near kitchen

Washing machine:: None noted

Connections from water, drain & electric:: Noted

Dryer:: None

Dryer power:: Gas & Electric available

Vented to:: Exterior

Dryer vent material:: Rigid metal

Drain pipe & Electric: Are a safe distance



07/19/2015 No defects noted with laundry area.



Heating System

Apparent age of unit: Beyond the end of its useful life
Heating system type: Forced hot air
Energy source: Gas
Combustion air supply: Interior
Thermostat was turned on, the system: Fired or gave heat
Emergency shut off: Not noted
Flue pipes: Noted, pitch up to chimney
Distribution: Ductwork in most rooms

System location: Basement
Brand name: Arcoaire



07/19/2015 Old furnace worked on the day of the inspection. Because of its age and condition I would budget for a replacement. This furnace may need replacing at any time.



Air Conditioner

Brand: Janitrol
Central Cooling: Central Air
A/C Type: Split System
Status: In use during inspection
Approximate age of system: Can not determine
A/C energy source: Natural Gas
Conditioned Air: Felt cool



07/19/2015 Please see defects/concerns in the General Exterior section of this report.



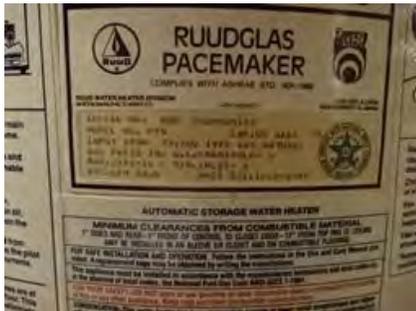
Domestic Water Heater

Type: Tank
Energy source: Natural gas
Estimated age: Beyond the end of its useful life
Capacity: 75 Gallons
Safety relief valve: Was noted
Safety extension: Was noted
Supply valve: Was noted
Drain discharge to: Floor

Rust or corrosion: Some was noted
Tested hot water: Hot water was received at faucet
Location: Basement
Manufacturer: Ruud



07/19/2015 Hot water heater appears to be older than 10 years and is older than its estimated useful life. This hot water heater may need replacing at any time. Unit worked as designed at time of the inspection.



Electrical System

Location of main panel: Basement
Location of distribution box: None noted
Location of main disconnect: Top of panel
Type of protection: Circuit breakers
Service conductor material: Aluminum
Main disconnect rating: 200 amp breaker
Type of branch circuit wiring: NM sheathed (Romex)
Aluminum branch wiring present: No

Double tapped breakers: No
Additional room: Yes
Missing covers: No
Grounding observed to: Water main on house side
Grounding connection feels: Secure
If grounded to water main, is meter jumped: Yes



07/19/2015 Several screws are missing on the panel cover plate. Recommend qualified contractor fasten the cover plate with the proper fasteners.



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Plumbing System

Water service type: Public
Main entry pipe: Copper
Location of main water meter: Basement
Location of main water shut-off: Next to meter
Interior supply pipes: Copper
With multiple fixtures running: Minimum decrease in flow
Waste system pipes: Plastic
Main waste line cleanouts: Noted

Vent pipe observed: On roof
House trap: Not noted



07/19/2015 No defects noted with the plumbing system at time of the inspection.



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Basement

Basement access: Stairs from interior
Foundation walls: Hidden from view by drywall
Ceiling framing: Hidden from view
Foundation walls made of: Concrete block
Basement floor: Poured concrete slab
Water stains observed on: None noted
General area dampness: None noted
Ventilation: Windows

Support column condition: Appears intact
Floor drainage: None noted
Floor structure above: Wood joists
Insulation material: None
Beam material: Built up wood
Windows: Vinyl



07/19/2015 General basement photos



This home inspection is a visual non-intrusive inspection that is in accordance with the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>
