Ground Up Home Inspections

(347) 538-2318
grounduphomeinspect.com
grounduphomeinspect@gmail.com
Inspected By: Manny Theocharidis. Lic # 16000098512

Property Inspection Report

Prepared For:

[redacted]

Property Address:

[redacted]

[redacted]

Table of Contents

[redacted]

General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	Yes
Furnished:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Door Faces:	North
People Present:	Client, Buyer's Agent, Seller's Agent, Owner

Comment 1:
Recommendation: After moving into the house, it is strongly recommend to have the locks changed or re-keyed if applicable. Over the years, previous owners may have distributed the keys to family and friends. A new set of locks would ensure privacy and security. If the house has remote garage door openers, we also recommend changing the access code(s) as well.

Exterior

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

Exterior Covering:	Brick, Vinyl
Exterior Trim Material:	Vinyl, Aluminum
Walking Surface Types:	Walks
Walking Surface Materials:	Concrete
Chimney Type:	Vinyl

(Exterior continued)

Comment 2:
The exterior of the house is brick and vinyl siding and in marginal condition with defects noted.

Figure 2-1

Figure 2-2

Figure 2-3

Figure 2-4

[redacted]

(Exterior continued)

Figure 2-5

Figure 2-6

Figure 2-7

Figure 2-8

(Exterior continued)

Figure 2-9

Figure 2-10

Comment 3:
The front and side concrete walkway is in marginal condition as there are areas of concrete deterioration and cracking. Major tripping hazard. Recommend contacting a qualified mason to assess the situation and repair or replace as necessary.

Figure 3-1

Figure 3-2

(Exterior continued)

Figure 3-3

Figure 3-4

Comment 4:
The front concrete steps are in marginal condition as some of the concrete has begun to crack and deteriorate, especially on the riser faces. Recommend hiring a qualified mason to repair as necessary so water and ice do not penetrate into the cement blocks and cause further damage.

Figure 4-1

(Exterior continued)

Comment 5:
Shrub and tree growth are not far enough away from the sides of the house.
Regular maintenance and pruning should be done to prevent contact in the future.

Figure 5-1

Figure 5-2

Figure 5-3

(Exterior continued)

Comment 6:
The entrance to the 2nd floor apartment concrete steps are in marginal condition as some of the concrete has begun to crack and deteriorate, especially on landing. Recommend hiring a qualified mason to repair as necessary so water and ice do not penetrate into the cement blocks and cause further damage.

Figure 6-1

Figure 6-2

Comment 7:
The ground fault circuit interrupter (GFCI) outlet is dead or there is no power to outlet located in front entrance. Recommend hiring a licensed electrical contractor to repair.

(Exterior continued)

Figure 7-1

Comment 8:
BBQ is too close to the vinyl siding of the house, which has lead to melting on the siding. Potential fire hazard. Recommend moving away from house.

Figure 8-1

(Exterior continued)

Comment 9:
The hand and guard rails of the deck are in unsafe condition. The balusters are not spaced properly and are more than 4" apart which is a safety issue. The 2x6 support columns are undersized for this size and height deck. They should be 6"x6" and cross braced for anti swaying and support. Recommend hiring a licensed contractor to further evaluate.

Figure 9-1

Figure 9-2

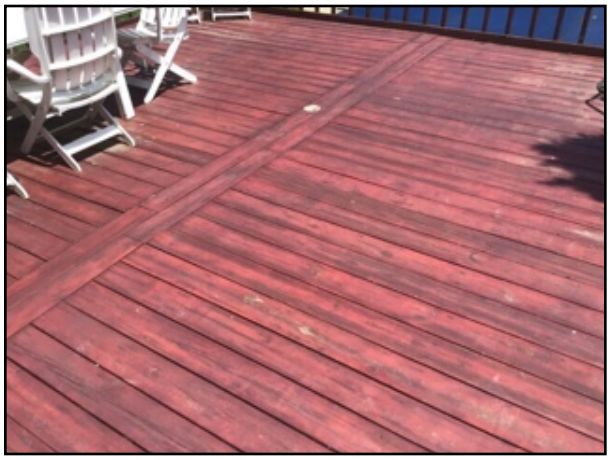

Figure 9-3

(Exterior continued)

Comment 10:
The windows in the house are older wood windows that do not open and close properly. (with/without external storms/screens attached). Recommend hiring a qualified contractor to replace with energy efficient thermo pane vinyl windows as necessary. On day day of inspection notice that all lintels on windows need to be sanded and painted to prevent deterioration. Recommend hiring a licensed contractor to further evaluate.

Figure 10-1

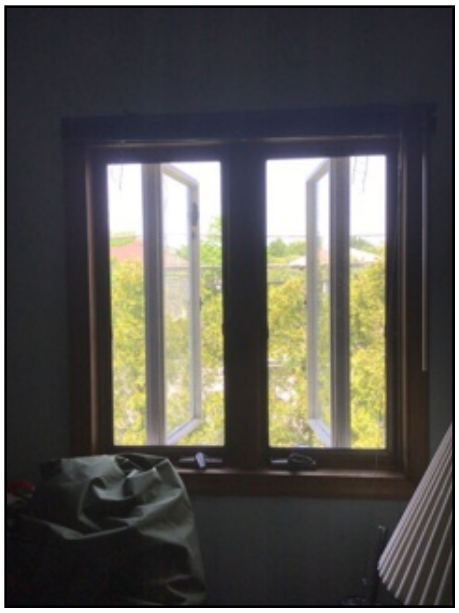

Figure 10-2

Figure 10-3

Figure 10-4

(Exterior continued)

Comment 11:
The second floor entry door is in need of repair as there is wood damage and it needs to be repaired or replaced. Recommend hiring a qualified contractor to assess and repair as necessary.

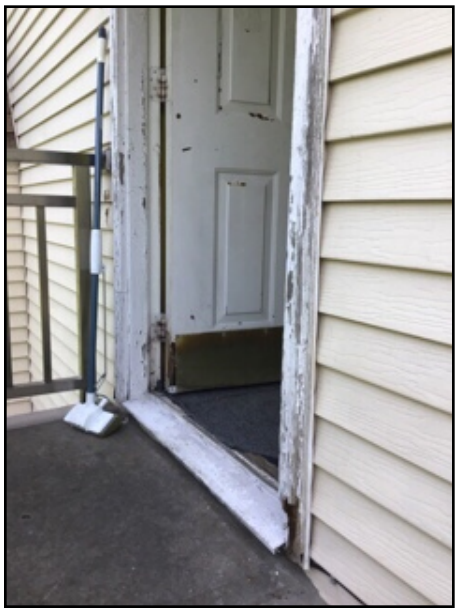

Figure 11-1

Comment 12:
The rear steps are in an marginal condition as they are loose and wobbly. Signs of deterioration.Recommend hiring a qualified contractor to assess and repair as necessary.

[redacted]

(Exterior continued)

Figure 12-1

Comment 13:
The bottom section of the chimney mortar and blocks are separated. Exterior of chimney is covered with vinyl siding, do not know extent of damage. Recommend hiring a licensed contractor to further inspect.

Figure 13-1

(Exterior continued)

Comment 14:
Birds nest in rear top right corner of house.

Figure 14-1

Garage

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

Garage Type:	Attached
Vehicle Door Type:	Slide
Mechanical Opener:	Yes
Plumbing Present:	No
HVAC Present:	Space heater

Comment 15:
The garage is a two car garage with overhead openers. The garage is fully sheet rocked with defects noted. The concrete slab has no major defects. The garage door openers were tested with no defects noted. The photo sensor and stop pad on the right garage door was tested with no defects noted. No photo sensor and no stop pad on left garage door.

[redacted]

(Garage continued)

Figure 15-1

Figure 15-2

Figure 15-3

Figure 15-4

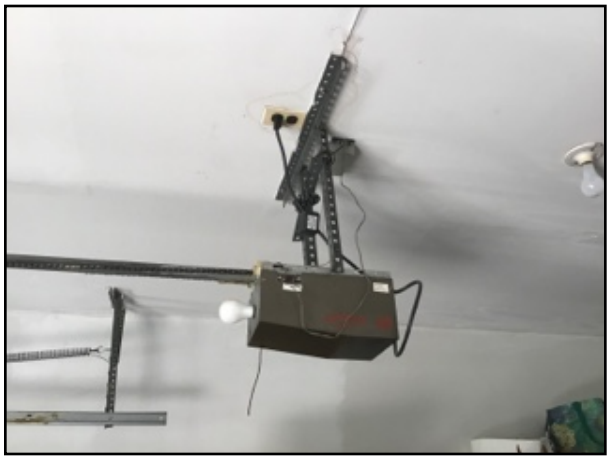

Figure 15-5

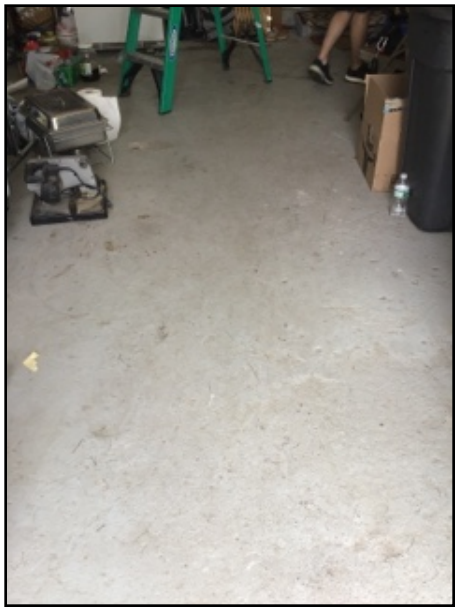

Figure 15-6

[redacted]

(Garage continued)

Figure 15-7

Comment 16:
The left garage door opened and closed properly but does not have an auto reverse safety feature such as photo eyes. Recommend hiring a qualified overhead door company to assess and install a new opener with this feature if this feature cannot be added to the existing opener.

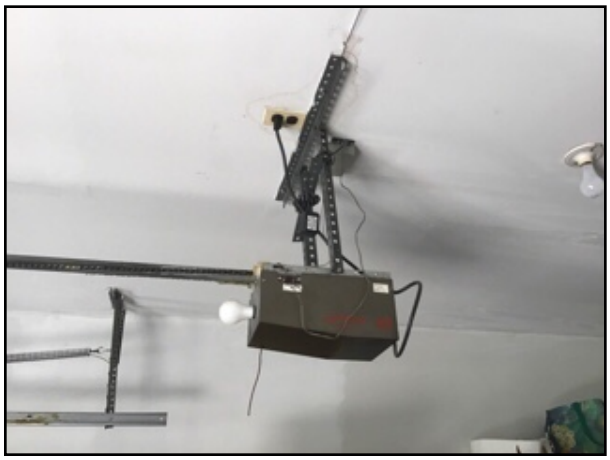

Figure 16-1

Figure 16-2

[redacted]

(Garage continued)

Comment 17:
Ceiling in garage has old water stains. Taping and Sheetrock joints have separated. Recommend hiring a licensed contractor to repair.

Figure 17-1

Roofing

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

Inspection Method:	Extension pole
Roofing Material:	Architectural asphalt shingle
Ventilation Present:	Soffit, Gable Ends
Gutter Material:	Metal

(Roofing continued)

Comment 18:
The roof is comprised of architectural asphalt shingles and is approximately 4 years old. These type shingles are rated for a 35+ year life expectancy depending on weather conditions, climate and other factors. Venting was proper with gable, ridge and soffit vents, and the plumbing stacks were noted and at an adequate height above the roof line.

Figure 18-1

Figure 18-2

Figure 18-3

Figure 18-4

[redacted]

(Roofing continued)

Figure 18-5

Figure 18-6

Figure 18-7

Figure 18-8

Comment 19:
The plumbing vent boot needs to be repaired or replaced. Recommend hiring a licensed contractor to repair.

Figure 19-1

(Roofing continued)

Comment 20:
The fascias and soffits are comprised of maintenance-free vinyl and aluminum and are in adequate condition. It is important to immediately repair any soffit or fascia materials that may become loose or dislodged to prevent water and ice from getting behind these surfaces and causing damage to any wood products. The gutters are aluminum and appear to be working properly to divert rain water away from the garage as there are no signs of excess moisture in the interior of the garage being caused by improper gutters. Recommend keeping gutters free and clear of debris and leaves.

Figure 20-1

Figure 20-2

Figure 20-3

Figure 20-4

[redacted]

Structure

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

Foundation Types:	Slab
Foundation Materials:	Concrete
Floor Structure:	Slab
Wall Structure:	Wood Framed

Comment 21:
The garage is a traditional stick built building with 2x4 exterior walls and 2x6 roof rafters. The garage door is maintenance free vinyl with chain driven openers and auto reverse properly with the photo light beams. Defects noted on left garage door. No major defects in structure were noted on the day of inspection.

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Wood Framed
Inspection Method:	From Access
Attic Insulation:	Loose Fill

Comment 22:
The attic was in good condition with no leaks or signs of moisture or mold. The attic was fully insulated and appeared to be properly ventilated.

(Attic continued)

Figure 22-1

Figure 22-2

Figure 22-3

Figure 22-4

[redacted]

(Attic continued)

Figure 22-5

Figure 22-6

Figure 22-7

Figure 22-8

Comment 23:
Attic exhaust vent switch not properly installed. Recommend hiring a licensed electrical contractor to repair.

[redacted]

(Attic continued)

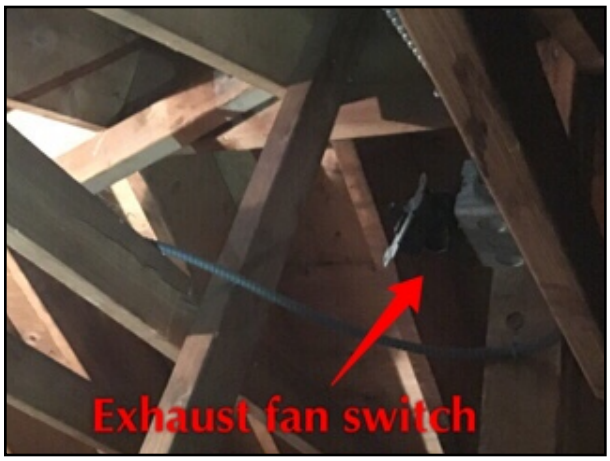

Figure 23-1

Unit #1

Comment 24:
The interior for unit 1 was in overall good condition with no major defects noted. All floor surfaces were in marginal condition and the majority of the electrical outlets were three-pronged and grounded properly. There were no major cracks or holes in the walls or ceiling, and the floors were level with minimal bounce. Windows were tested randomly with defects noted.

Electrical

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

Service Panel Location:	Garage
Service Voltage:	240 volts
Service Amperage:	200 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Basement
Wiring Method:	Copper
Smoke Detectors Present:	Yes

Comment 25:
The electrical service is overhead and to a meter on the side of the house. The electric panel was located in the garage and is 200 amp main service. The panel was in marginal condition with no defects noted and grounding was not visible . There was no room for additional expansion. On day of inspection we could not remove panel covers to further evaluate due to them being sealed by plaster.

Figure 25-1

Figure 25-2

Figure 25-3

Figure 25-4

[redacted]

(Electrical continued)

Figure 25-5

Figure 25-6

Figure 25-7

Figure 25-8

[redacted]

(Electrical continued)

Figure 25-9

Figure 25-10

Figure 25-11

Comment 26:
All outlets on the exterior of the house and garage should be GFCI outlets for safety purposes. Recommend hiring a licensed electrician to test and replace all exterior and garage outlets with GFCI outlets and install proper covers on the exterior ones if necessary.

[redacted]

(Electrical continued)

Figure 26-1

Comment 27:
Recommend replacing outlet with GFCI. Recommend hiring a licensed electrical contractor to replace.

Figure 27-1

Comment 28:
Smoke and carbon monoxide detectors are important safety devices designed to save lives. It is always recommended to install new detectors when moving into a home if they are 9 volt battery operated (not hard wired systems).

Figure 28-1

Heating

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

Energy Source:	Gas
Type of Equipment:	Boiler
Type of Distribution:	Baseboard

[redacted]

(Heating continued)

Comment 29:
The boiler is a Weil-McClain oil fired unit and in working condition. The unit appears to have been well maintained and serviced properly throughout the years as evidenced by the service tags. The system was tested on the day of inspection and fired properly as heat was delivered to all areas in the house. It is recommended to get annual servicing of the unit to keep it at peak operating efficiency.

Figure 29-1

Figure 29-2

Cooling

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

Energy Source:	Electric
Type of Equipment:	Evaporative
Type of Distribution:	Flexible Ducting

[redacted]

(Cooling continued)

Comment 30:
The exterior compressor unit is showing signs of age and is rusted. The refrigerant line installation is worn and frayed and should be replaced. The cinderblocks need to be replaced with a concrete pad. Recommend having a licensed HVAC company come check the exterior condenser unit and replace insulation on the refrigerant line. Unit was not working on day of inspection.

Figure 30-1

Figure 30-2

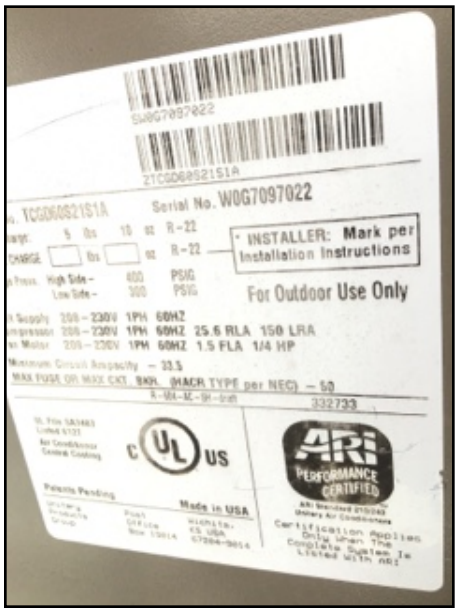

Figure 30-3

Figure 30-4

[redacted]

(Cooling continued)

Figure 30-5

Plumbing

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

Waste Pipe Material:	Cast Iron, Copper
Supply Pipe Material:	Copper
Location of Water Shutoff:	Basement
Location of Fuel Shutoff:	N/A
Water Heater Fuel:	Gas
Water Heater Capacity:	40 gal

Comment 31:
The plumbing system in the house consists of public water and sewer systems. The water was run through all fixtures for 30 minutes and there were no leaks noted on the supply or drain sides, and no major defects were noted. The main sewer pipe was cast iron and all the visible supply lines are copper pipe. Numerous drain and water lines were not visible due to the basement being finished but no leaks were noticed at or on the basement ceiling.

[redacted]

(Plumbing continued)

Figure 31-1

Figure 31-2

Figure 31-3

(Plumbing continued)

Comment 32:
On day of inspection signs of corrosion are visible on the supply lines of the hot water tank. Recommend hiring a licensed plumber to further evaluate.

Figure 32-1

Comment 33:
The enclosure of the p-trap in the basement shows signs of a mold like substance. Recommend hiring a licensed mold contractor to evaluate.

Figure 33-1

(Unit #1 continued)

Bathroom #1

Location:	2nd Floor Master Bedroom
Bath Tub:	Recessed
Tub Surround:	Tile
Shower:	In Tub
Shower Walls:	Tile
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Tile
Ventilation Type:	Vent Fan, Window
GFCI Protection:	Outlets

Comment 34:
The main bath was in working condition with no leaks noted at the sink, toilet or tub/shower. The GFCI outlet was tested and operated properly on the date of inspection. There was a window and exhaust fan for ventilation and no mold or mildew was noted on the walls or ceiling.

Figure 34-1

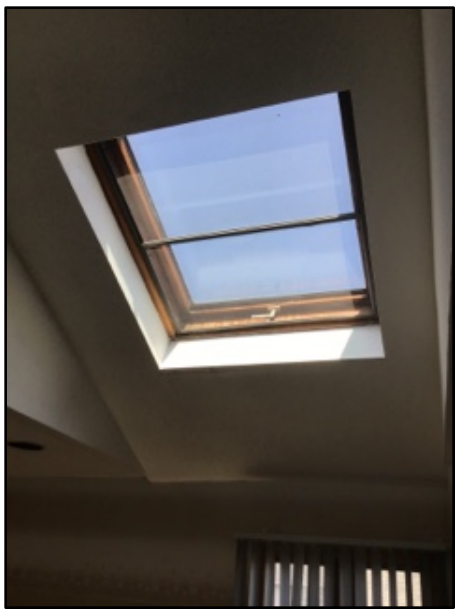

Figure 34-2

(Bathroom #1 continued)

Figure 34-3

Figure 34-4

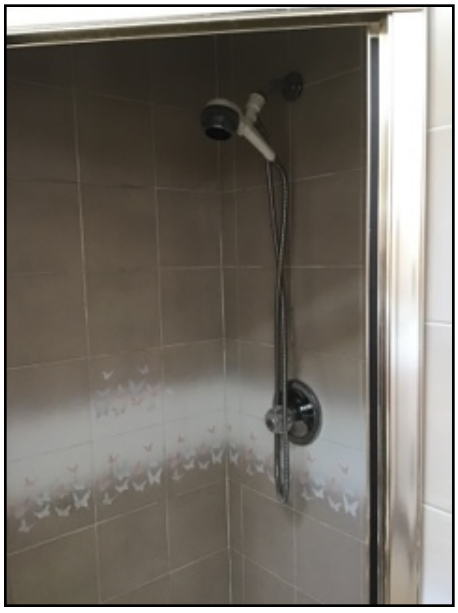

Figure 34-5

Figure 34-6

Bathroom #2

Location:	Basement
Shower:	Free Standing
Shower Walls:	Tile
Sink(s):	Single Vanity

[redacted]

(Bathroom #2 continued)

Toilet:	Standard Tank
Floor:	Tile
Ventilation Type:	Vent Fan
GFCI Protection:	Outlets

Comment 35:
The basement bathroom was in working condition with no leaks noted at the sink, toilet or tub/shower. The GFCI outlet was tested and operated properly on the date of inspection. There was a exhaust fan for ventilation and no mold or mildew was noted on the walls or ceiling. Sink is backed up defect noted.

Figure 35-1

Figure 35-2

[redacted]

(Bathroom #2 continued)

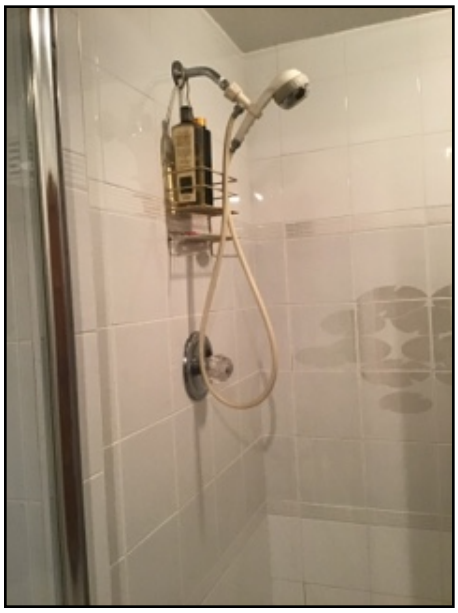

Figure 35-3

Figure 35-4

Comment 36:
Basement bathroom sink is clogged. Recommend hiring a licensed plumber to repair.

Figure 36-1

(Unit #1 continued)

Bathroom #3

Location:	2nd Floor
Bath Tub:	Recessed
Tub Surround:	Tile
Shower:	In Tub
Shower Walls:	Tile
Sink(s):	Two single vanity
Toilet:	Standard Tank
Floor:	Tile
Ventilation Type:	Vent Fan, Window
GFCI Protection:	Outlets

Comment 37:
The 2nd floor bathroom was in working condition with no leaks noted at the sink, toilet or tub/shower. The GFCI outlet was tested and operated properly on the date of inspection. There was a window and exhaust fan for ventilation and no mold or mildew was noted on the walls or ceiling.

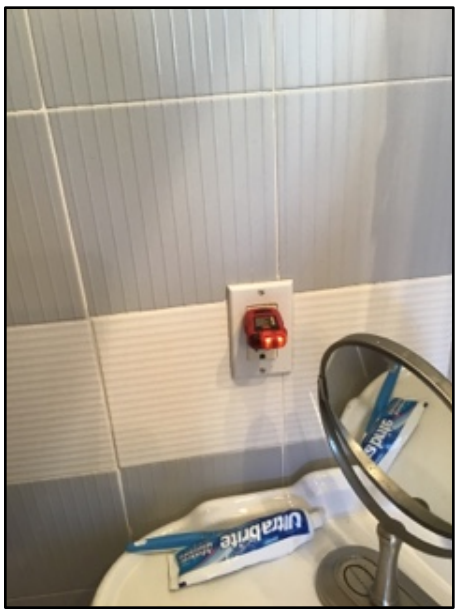

Figure 37-1

Figure 37-2

[redacted]

(Bathroom #3 continued)

Figure 37-3

Figure 37-4

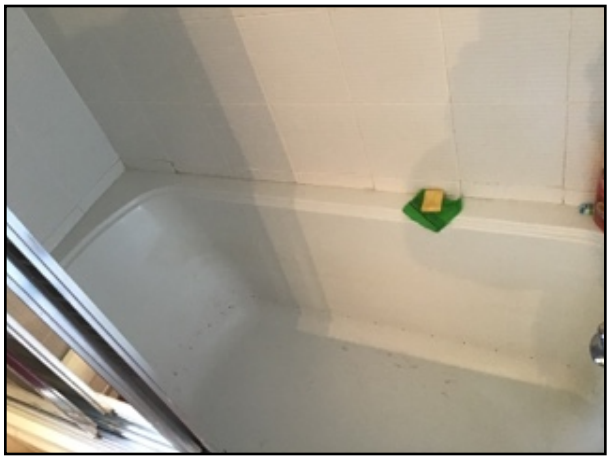

Figure 37-5

Bathroom #4

Location:	1st Floor
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Tile
Ventilation Type:	Window
GFCI Protection:	Outlets

[redacted]

(Bathroom #4 continued)

Comment 38:
The 1st floor main bath was in working condition with no leaks noted at the sink, toilet or tub/shower. The GFCI outlet was tested and operated properly on the date of inspection. There was a window for ventilation and no mold or mildew was noted on the walls or ceiling.

Figure 38-1

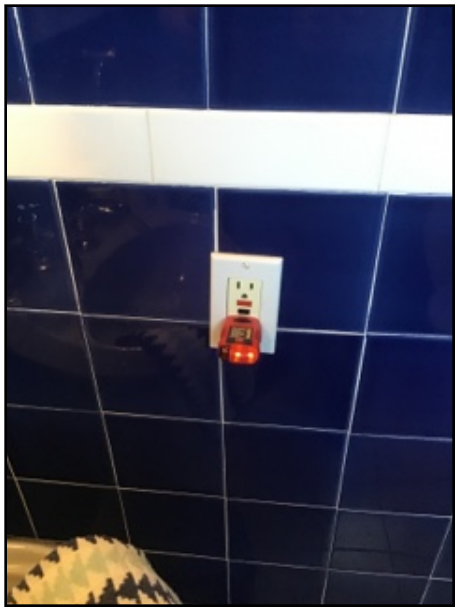

Figure 38-2

Figure 38-3

Figure 38-4

[redacted]

(Bathroom #4 continued)

Figure 38-5

Laundry

Location:	1st floor
Laundry Sink:	Yes
Washer Hookups:	Yes
Dryer Venting:	To Exterior
Dryer Fuel:	Gas
GFCI Protection:	Not Present

Comment 39:
The laundry area was in acceptable condition with defects noted. There were no leaks at the washing machine connections and there was an exhaust hose present to vent the dryer to the exterior.

[redacted]

(Laundry continued)

Figure 39-1

Figure 39-2

Figure 39-3

Figure 39-4

[redacted]

(Laundry continued)

Figure 39-5

Comment 40:
The outlet in the laundry area was not a GFCI outlet and is a safety hazard as it is directly below/next to the water supply lines. Recommend hiring a licensed electrician to replace the existing outlet with a GFCI outlet as necessary.

Figure 40-1

(Unit #1 continued)

Kitchen

Cabinets:	Wood
Countertops:	Granite
Sink:	Single, Double

Comment 41:
The kitchen was in working condition with defects noted. There were no leaks at the sink or dishwasher, and all the appliances were tested and operated properly on the date of inspection. All the cabinets and countertops were operational and secure. The exhaust fan over the stove (range hood exhaust) were tested and operated properly on the date of inspection.

Figure 41-1

Figure 41-2

[redacted]

(Kitchen continued)

Figure 41-3

Figure 41-4

Figure 41-5

Comment 42:
The outlets in the kitchen sink area are not GFCI protected and this is a safety hazard. Recommend hiring a licensed electrician to replace all outlets within 6' of the sink with GFCI outlets. Recommend replacement of flex pipe with aluminum p-trap pipe. Recommend hiring a licensed plumber for further evaluation.

[redacted]

(Kitchen continued)

Figure 42-1

Comment 43:
The outlets in the kitchen counter top area are not GFCI protected and this is a safety hazard. Recommend hiring a licensed electrician to replace all outlets within 6' of the sink with GFCI outlets.

Figure 43-1

Appliances

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

Types Installed:	Dishwasher, Range Vent, Cooktop, Wall Oven
Cooking Fuel:	Gas
Ventilation Type:	Exhaust

Comment 44:
All the appliances were tested and were in working condition. The cook top was vented by a range hood exhaust and operated properly. The sink is a single unit in good condition with no leaks noted.

Figure 44-1

Figure 44-2

[redacted]

(Appliances continued)

Figure 44-3

Figure 44-4

Figure 44-5

Figure 44-6

[redacted]

(Appliances continued)

Figure 44-7

Figure 44-8

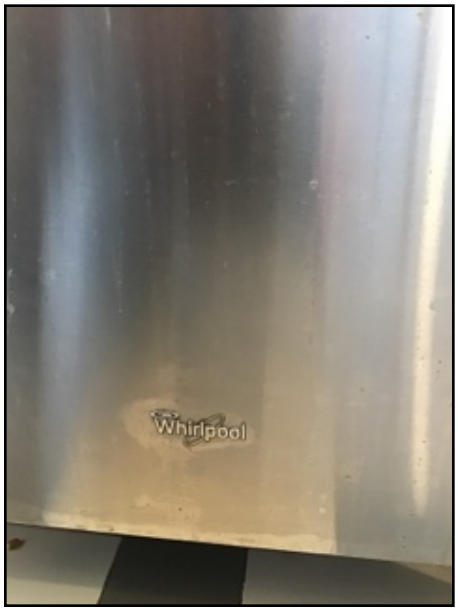

Figure 44-9

(Unit #1 continued)

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Casement
Window Materials:	Wood
Entry Door Types:	Hinged
Entry Door Materials:	Wood, Metal
Fireplace/Stove Type:	Masonry

Comment 45:
The fireplace is in poor condition with cracks and missing mortar in the fire box. It is ALWAYS recommended to have the flue inspected and cleaned prior to use. Recommend hiring a qualified mason or chimney contractor to assess and repair as necessary.

Figure 45-1

Figure 45-2

(Interior continued)

Figure 45-3

Comment 46:
The interior was in overall good condition with no major defects noted. All floor surfaces were in marginal condition and the majority of the electrical outlets were three-pronged and grounded properly. There were no major cracks or holes in the walls or ceilings, and the floors were level with minimal bounce. Windows were tested randomly and operated properly.

Figure 46-1

Figure 46-2

[redacted]

(Interior continued)

Figure 46-3

Figure 46-4

Figure 46-5

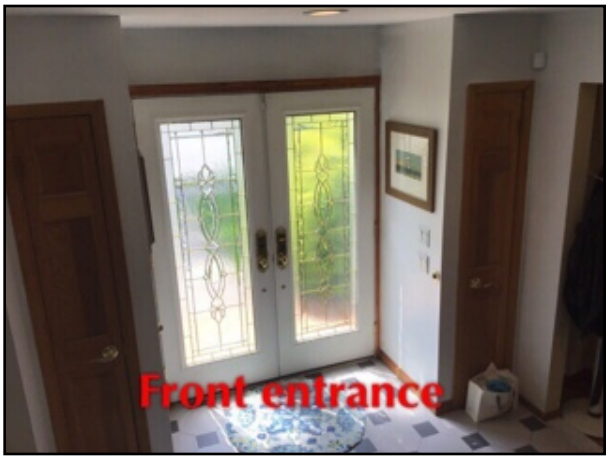

Figure 46-6

Figure 46-7

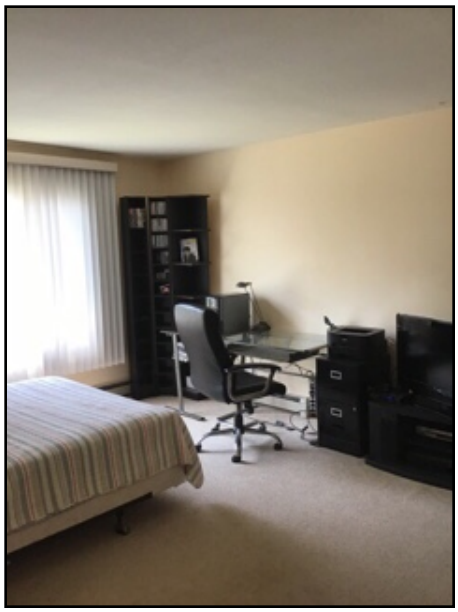

Figure 46-8

(Interior continued)

Figure 46-9

Figure 46-10

Comment 47:
The 2nd floor landing has a loose handrail.

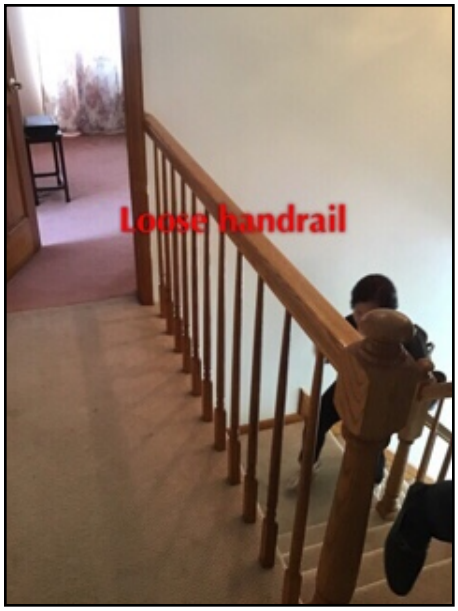

Figure 47-1

[redacted]

Unit #2

Comment 48:
Recommendation: After moving into the house, it is strongly recommend to have the locks changed or re-keyed if applicable. Over the years, previous owners may have distributed the keys to family and friends. A new set of locks would ensure privacy and security.

Electrical

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

Service Panel Location:	Garage
Service Voltage:	240 volts
Service Amperage:	70 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	2nd floor apartment
Wiring Method:	Copper
Smoke Detectors Present:	No

Comment 49:
Unit #2's electrical service is overhead and to a meter and panel in the garage which is a 70 amp main service. The panel was in good condition with no defects noted and grounding was proper. There were no double taps or missing covers and there was no additional room for expansion.

[redacted]

(Electrical continued)

Figure 49-1

Figure 49-2

Figure 49-3

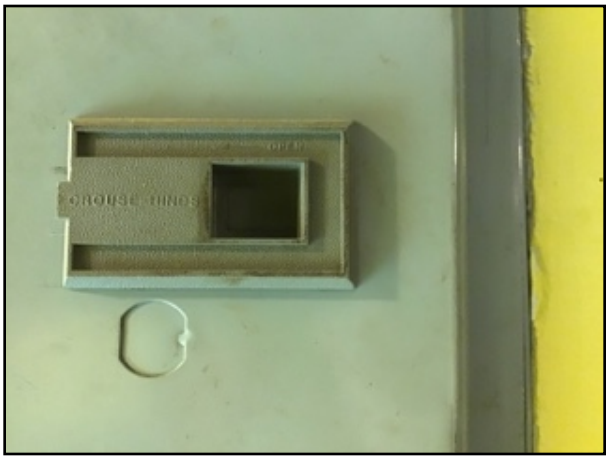

Figure 49-4

(Electrical continued)

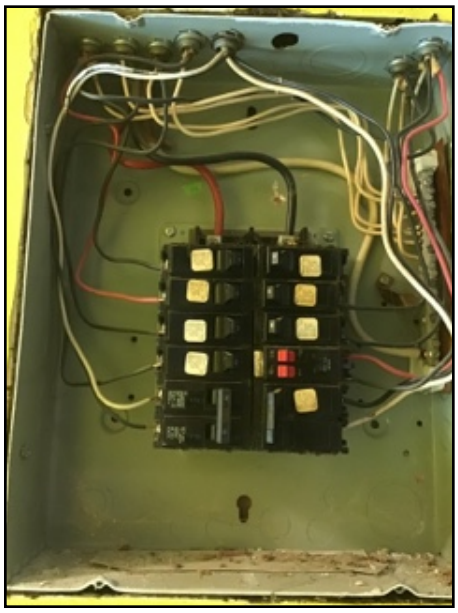

Figure 49-5

Figure 49-6

Figure 49-7

(Electrical continued)

Comment 50:
Smoke or carbon monoxide detectors were not present in the unit and this is a safety hazard recommend installing prior to moving in.

Figure 50-1

Heating

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

Energy Source:	Gas
Type of Equipment:	Boiler
Type of Distribution:	Baseboard

[redacted]

(Heating continued)

Comment 51:
The boiler is a Weil-McClain oil fired unit and approximately years old and in working condition. The unit appears to have been well maintained and serviced properly throughout the years as evidenced by the service tags. The system was tested on the day of inspection and fired properly as heat was delivered to all areas in the apartment . It is recommended to get annual servicing of the unit to keep it at peak operating efficiency.

Figure 51-1

Cooling

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

Energy Source:	Electric
Type of Equipment:	Evaporative
Type of Distribution:	Flexible Ducting

[redacted]

(Cooling continued)

Comment 52:
The air conditioning system was tested and did not operate properly on the date of inspection. Discharge temperature was higher than the thermostat set point. It is recommended to have proper servicing done annually to ensure maximum efficiency. The refrigerant lines and electrical disconnects were noted and in marginal condition.

Figure 52-1

Figure 52-2

Figure 52-3

(Unit #2 continued)

Plumbing

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

Waste Pipe Material:	Cast Iron
Supply Pipe Material:	Copper
Location of Water Shutoff:	Basement
Location of Fuel Shutoff:	N/A
Water Heater Fuel:	Gas
Water Heater Capacity:	40 gal

Comment 53:
The 2nd floor hot water tank is a gas heated tank made by GE and is 15 years old. The unit is past its life expectancy. Recommend hiring a licensed plumber to replace the tank and pipe fittings where corroded.

Figure 53-1

Figure 53-2

(Unit #2 continued)

Bathroom #1

Location:	2nd Floor Apartment
Bath Tub:	Recessed
Tub Surround:	Tile
Shower:	In Tub
Shower Walls:	Tile
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Tile
Ventilation Type:	Vent Fan
GFCI Protection:	Outlets

Comment 54:
The main bath was in working condition with no leaks noted at the sink, toilet or tub/shower. The GFCI outlet was tested and operated properly on the date of inspection. There was an exhaust fan for ventilation and mildew was noted on the walls in tub area.

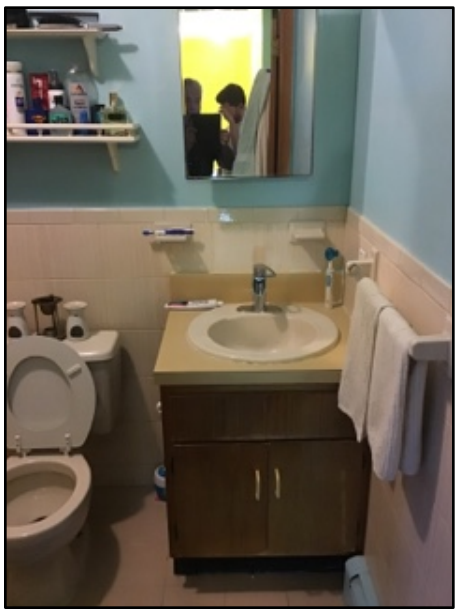

Figure 54-1

Figure 54-2

(Bathroom #1 continued)

Figure 54-3

Figure 54-4

Figure 54-5

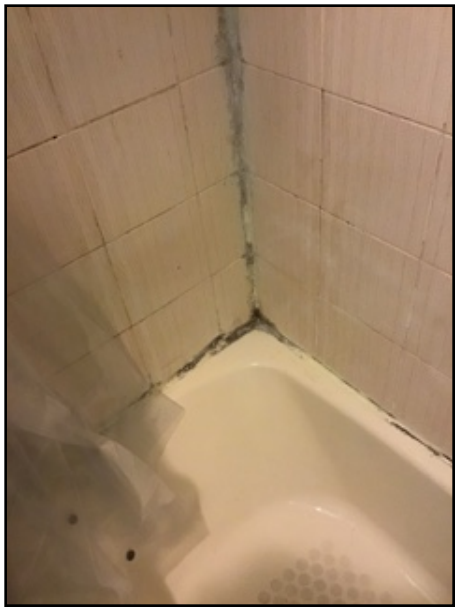

Figure 54-6

(Bathroom #1 continued)

Comment 55:
Bathroom vanity shows signs of aging. Recommend replacement.

Figure 55-1

Comment 56:
There is grout missing in the tub/shower. Also cracked tiles were noted. Recommend hiring a qualified contractor to re-grout and replace cracked tiles as necessary to prevent water from getting behind the tiles.

Figure 56-1

Figure 56-2

(Unit #2 continued)

Kitchen

Cabinets:	Wood
Countertops:	Laminate
Sink:	Single

Comment 57:
The kitchen in unit 2 was in working condition with defects noted. There were no leaks at the sink and all the appliances were tested and operated properly on the date of inspection. All the cabinets and countertops were operational and secure. The exhaust fan over the stove (range hood exhaust) and there was no GFCI outlet.

Figure 57-1

Figure 57-2

(Kitchen continued)

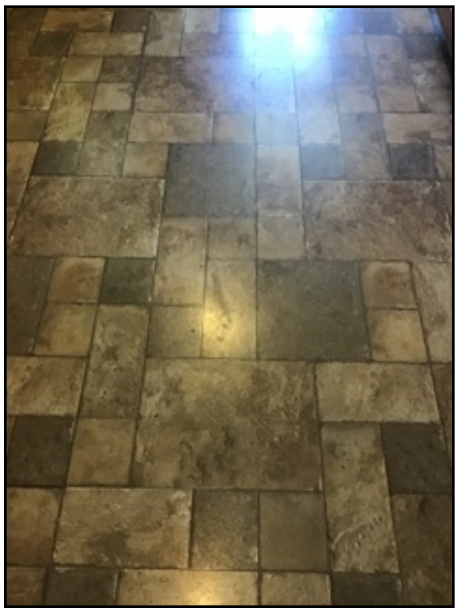

Figure 57-3

Figure 57-4

Figure 57-5

(Kitchen continued)

Comment 58:
The outlets in the kitchen sink area are not GFCI protected and this is a safety hazard. Recommend hiring a licensed electrician to replace all outlets within 6' of the sink with GFCI outlets.

Figure 58-1

Comment 59:
On day of inspection noticed possible mold like substance under kitchen sink. Recommend hiring a licensed mold inspector for further evaluation. Also, noticed possible mouse droppings under sink. Recommend hiring a licensed exterminator for further evaluation.

[redacted]

(Kitchen continued)

Figure 59-1

Comment 60:
Missing caulking behind kitchen faucet. Recommend repair to prevent water penetration.

Figure 60-1

Appliances

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

Types Installed:	Range, Range Vent, Refrigerator
Cooking Fuel:	Gas
Ventilation Type:	Exhaust

Comment 61:
All the appliances were tested and were in working condition. The stove was vented by an exhaust fan and the sink is a single unit in good condition with no leaks noted on the day of inspection.

Figure 61-1

Figure 61-2

[redacted]

(Appliances continued)

Figure 61-3

Figure 61-4

Figure 61-5

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Casement
Window Materials:	Wood
Entry Door Types:	Hinged
Entry Door Materials:	Wood

(Interior continued)

Comment 62:
Although older and outdated, the interior was in overall good condition with defects noted. All floor surfaces were in good condition and the majority of the electrical outlets were three-pronged and grounded properly. There were cracks noted on the ceilings, and the floors were level with minimal bounce. Windows were tested randomly and did not operate properly.

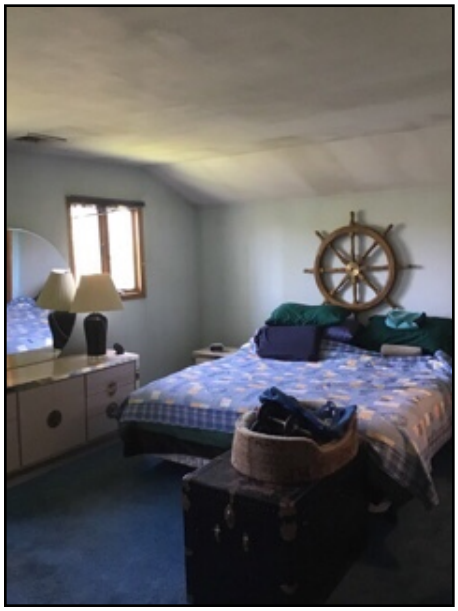

Figure 62-1

Figure 62-2

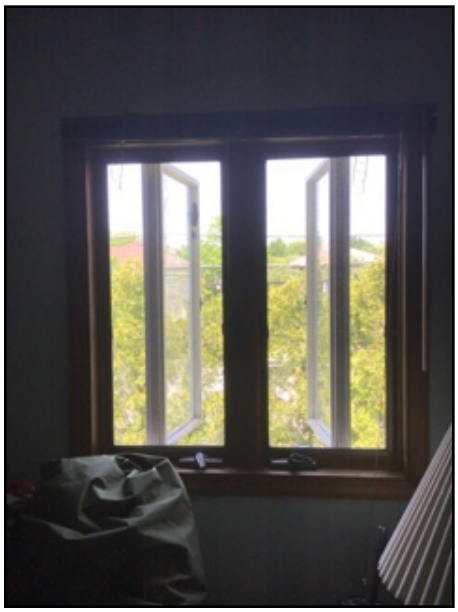

Figure 62-3

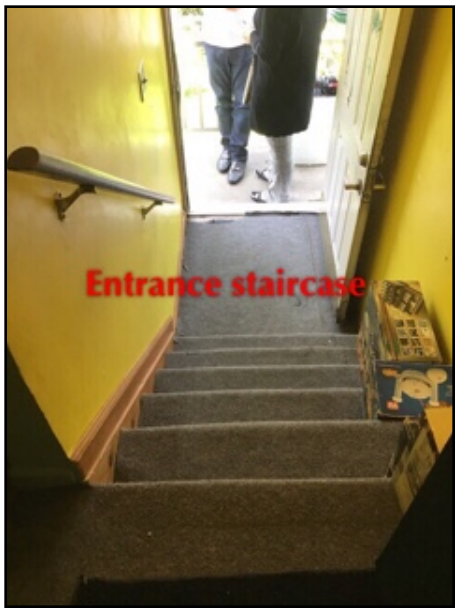

Figure 62-4

[redacted]

(Interior continued)

Figure 62-5

Comment 63:
The ceiling has multiple cracks. Recommend hiring a licensed contractor to repair.

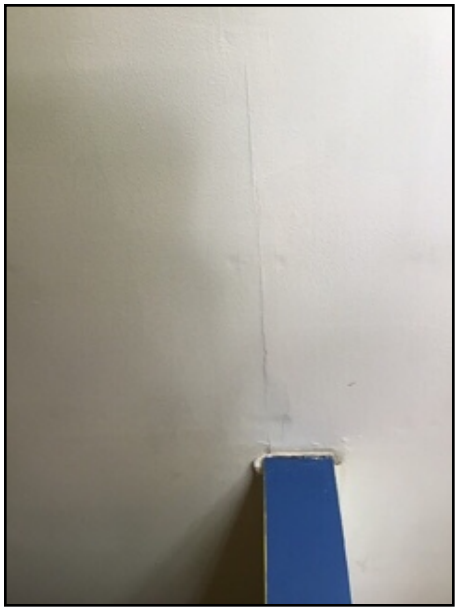

Figure 63-1

[redacted]

(Interior continued)

Comment 64:
The interior doors have damaged handles or knobs. Recommend hiring a licensed contractor to repair or replace.

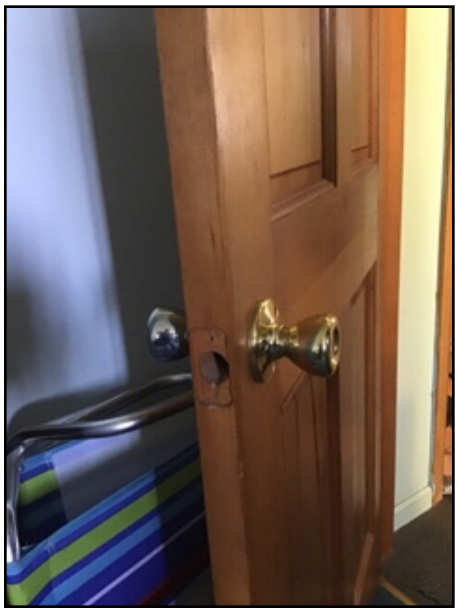

Figure 64-1

Basement

Comment 65:
The interior of the basement appears to be in good condition as there are no active water marks or stains on day of inspection. The framing and support of the house as seen from the basement are in good condition (limited visibility due to the basement being fully finished). Raised floor in main room with wall to wall carpeting.

(Basement continued)

Figure 65-1

Figure 65-2

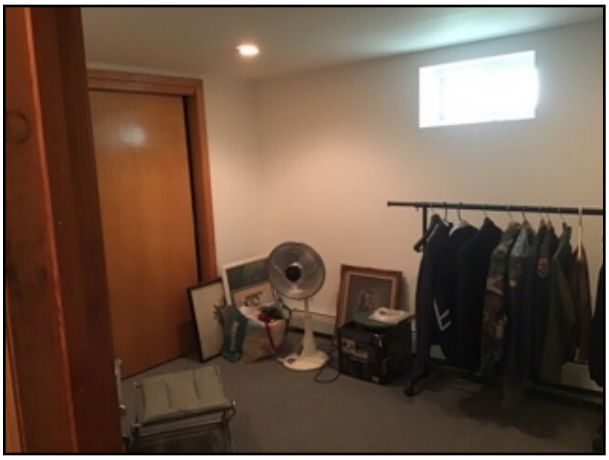

Figure 65-3

Figure 65-4

[redacted]

(Basement continued)

Figure 65-5

[redacted]

Report Summary

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

Exterior

1) The front and side concrete walkway is in marginal condition as there are areas of concrete deterioration and cracking. Major tripping hazard. Recommend contacting a qualified mason to assess the situation and repair or replace as necessary.

Figure 3-1

Figure 3-2

Figure 3-3

Figure 3-4

(Report Summary continued)

2) The front concrete steps are in marginal condition as some of the concrete has begun to crack and deteriorate, especially on the riser faces. Recommend hiring a qualified mason to repair as necessary so water and ice do not penetrate into the cement blocks and cause further damage.

Figure 4-1

3) The entrance to the 2nd floor apartment concrete steps are in marginal condition as some of the concrete has begun to crack and deteriorate, especially on landing. Recommend hiring a qualified mason to repair as necessary so water and ice do not penetrate into the cement blocks and cause further damage.

Figure 6-1

Figure 6-2

(Report Summary continued)

4) The ground fault circuit interrupter (GFCI) outlet is dead or there is no power to outlet located in front entrance. Recommend hiring a licensed electrical contractor to repair.

Figure 7-1

5) The hand and guard rails of the deck are in unsafe condition. The balusters are not spaced properly and are more than 4" apart which is a safety issue. The 2x6 support columns are undersized for this size and height deck. They should be 6"x6" and cross braced for anti swaying and support. Recommend hiring a licensed contractor to further evaluate.

Figure 9-1

Figure 9-2

(Report Summary continued)

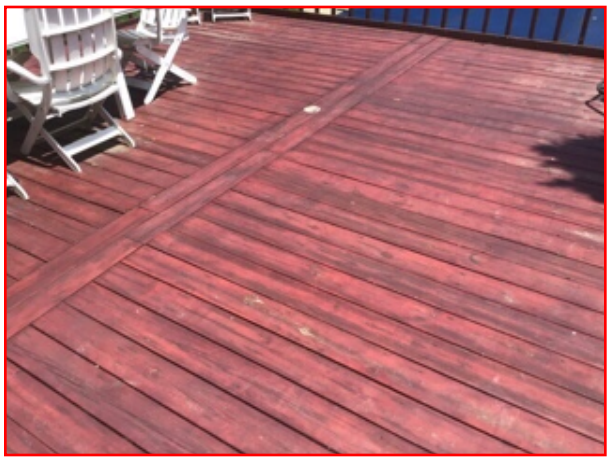

Figure 9-3

6) The windows in the house are older wood windows that do not open and close properly. (with/without external storms/screens attached). Recommend hiring a qualified contractor to replace with energy efficient thermo pane vinyl windows as necessary. On day day of inspection notice that all lintels on windows need to be sanded and painted to prevent deterioration. Recommend hiring a licensed contractor to further evaluate.

Figure 10-1

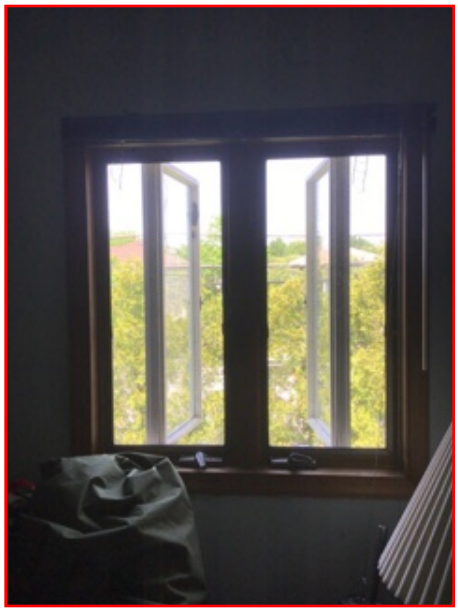

Figure 10-2

(Report Summary continued)

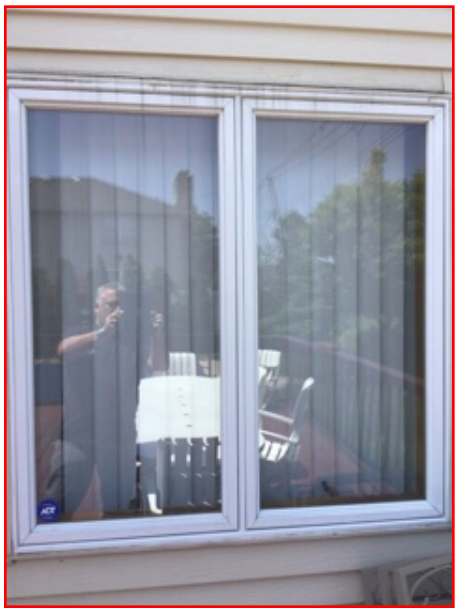

Figure 10-3

Figure 10-4

7) The second floor entry door is in need of repair as there is wood damage and it needs to be repaired or replaced. Recommend hiring a qualified contractor to assess and repair as necessary.

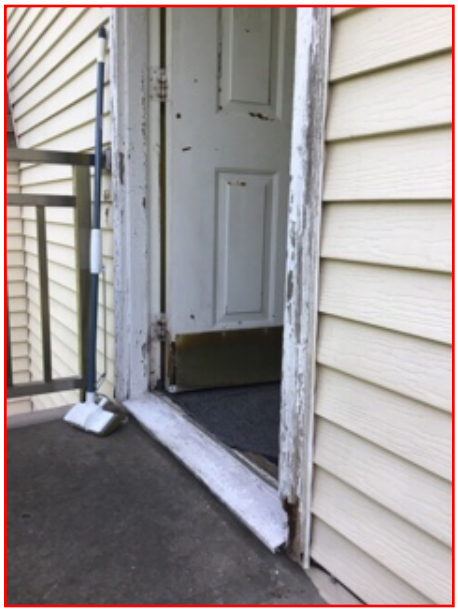

Figure 11-1

8) The rear steps are in an marginal condition as they are loose and wobbly. Signs of deterioration.Recommend hiring a qualified contractor to assess and repair as necessary.

(Report Summary continued)

Figure 12-1

9) The bottom section of the chimney mortar and blocks are separated. Exterior of chimney is covered with vinyl siding, do not know extent of damage. Recommend hiring a licensed contractor to further inspect.

Figure 13-1

(Report Summary continued)

Garage

10) The left garage door opened and closed properly but does not have an auto reverse safety feature such as photo eyes. Recommend hiring a qualified overhead door company to assess and install a new opener with this feature if this feature cannot be added to the existing opener.

Figure 16-1

Figure 16-2

11) Ceiling in garage has old water stains. Taping and Sheetrock joints have separated. Recommend hiring a licensed contractor to repair.

Figure 17-1

(Report Summary continued)

Roofing

12) The plumbing vent boot needs to be repaired or replaced. Recommend hiring a licensed contractor to repair.

Figure 19-1

Structure: Attic

13) Attic exhaust vent switch not properly installed. Recommend hiring a licensed electrical contractor to repair.

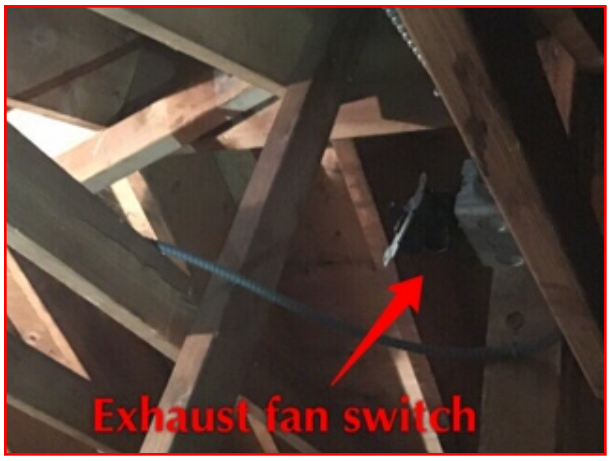

Figure 23-1

[redacted]

(Report Summary continued)

Unit #1: Electrical

14) All outlets on the exterior of the house and garage should be GFCI outlets for safety purposes. Recommend hiring a licensed electrician to test and replace all exterior and garage outlets with GFCI outlets and install proper covers on the exterior ones if necessary.

Figure 26-1

15) Recommend replacing outlet with GFCI. Recommend hiring a licensed electrical contractor to replace.

Figure 27-1

16) Smoke and carbon monoxide detectors are important safety devices designed to save lives. It is always recommended to install new detectors when moving into a home if they are 9 volt battery operated (not hard wired systems).

Figure 28-1

Unit #1: Cooling

17) The exterior compressor unit is showing signs of age and is rusted. The refrigerant line installation is worn and frayed and should be replaced. The cinderblocks need to be replaced with a concrete pad. Recommend having a licensed HVAC company come check the exterior condenser unit and replace insulation on the refrigerant line. Unit was not working on day of inspection.

(Report Summary continued)

Figure 30-1

Figure 30-2

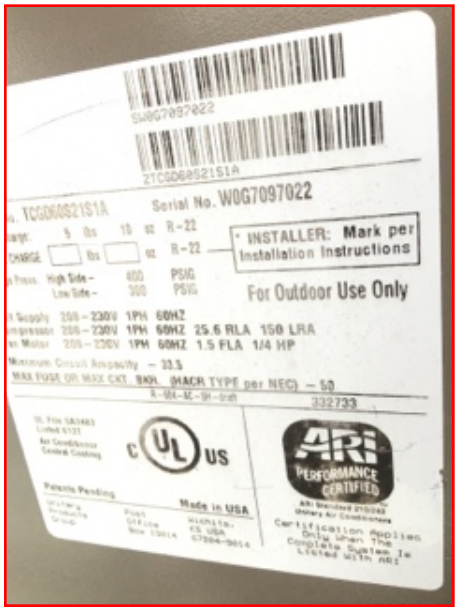

Figure 30-3

Figure 30-4

(Report Summary continued)

Figure 30-5

Unit #1: Plumbing

18) On day of inspection signs of corrosion are visible on the supply lines of the hot water tank. Recommend hiring a licensed plumber to further evaluate.

Figure 32-1

19) The enclosure of the p-trap in the basement shows signs of a mold like substance. Recommend hiring a licensed mold contractor to evaluate.

(Report Summary continued)

Figure 33-1

Unit #1: Bathroom #2

20) Basement bathroom sink is clogged. Recommend hiring a licensed plumber to repair.

Figure 36-1

(Report Summary continued)

Unit #1: Laundry

21) The outlet in the laundry area was not a GFCI outlet and is a safety hazard as it is directly below/next to the water supply lines. Recommend hiring a licensed electrician to replace the existing outlet with a GFCI outlet as necessary.

Figure 40-1

Unit #1: Kitchen

22) The outlets in the kitchen sink area are not GFCI protected and this is a safety hazard. Recommend hiring a licensed electrician to replace all outlets within 6' of the sink with GFCI outlets. Recommend replacement of flex pipe with aluminum p-trap pipe. Recommend hiring a licensed plumber for further evaluation.

Figure 42-1

23) The outlets in the kitchen counter top area are not GFCI protected and this is a safety hazard. Recommend hiring a licensed electrician to replace all outlets within 6' of the sink with GFCI outlets.

(Report Summary continued)

Figure 43-1

Unit #1: Interior

24) The fireplace is in poor condition with cracks and missing mortar in the fire box. It is ALWAYS recommended to have the flue inspected and cleaned prior to use. Recommend hiring a qualified mason or chimney contractor to assess and repair as necessary.

Figure 45-1

Figure 45-2

[redacted]

(Report Summary continued)

Figure 45-3

25) The 2nd floor landing has a loose handrail.

Figure 47-1

(Report Summary continued)

Unit #2: Electrical

26) Smoke or carbon monoxide detectors were not present in the unit and this is a safety hazard recommend installing prior to moving in.

Figure 50-1

Unit #2: Cooling

27) The air conditioning system was tested and did not operate properly on the date of inspection. Discharge temperature was higher than the thermostat set point. It is recommended to have proper servicing done annually to ensure maximum efficiency. The refrigerant lines and electrical disconnects were noted and in marginal condition.

(Report Summary continued)

Figure 52-1

Figure 52-2

Figure 52-3

(Report Summary continued)

Unit #2: Plumbing

28) The 2nd floor hot water tank is a gas heated tank made by GE and is 15 years old. The unit is past its life expectancy. Recommend hiring a licensed plumber to replace the tank and pipe fittings where corroded.

Figure 53-1

Figure 53-2

Unit #2: Bathroom #1

29) There is grout missing in the tub/shower. Also cracked tiles were noted. Recommend hiring a qualified contractor to re-grout and replace cracked tiles as necessary to prevent water from getting behind the tiles.

(Report Summary continued)

Figure 56-1

Figure 56-2

Unit #2: Kitchen

30) The outlets in the kitchen sink area are not GFCI protected and this is a safety hazard. Recommend hiring a licensed electrician to replace all outlets within 6' of the sink with GFCI outlets.

Figure 58-1

(Report Summary continued)

31) On day of inspection noticed possible mold like substance under kitchen sink. Recommend hiring a licensed mold inspector for further evaluation. Also, noticed possible mouse droppings under sink. Recommend hiring a licensed exterminator for further evaluation.

Figure 59-1

32) Missing caulking behind kitchen faucet. Recommend repair to prevent water penetration.

Figure 60-1

(Report Summary continued)

Unit #2: Interior

33) The ceiling has multiple cracks. Recommend hiring a licensed contractor to repair.

Figure 63-1

34) The interior doors have damaged handles or knobs. Recommend hiring a licensed contractor to repair or replace.

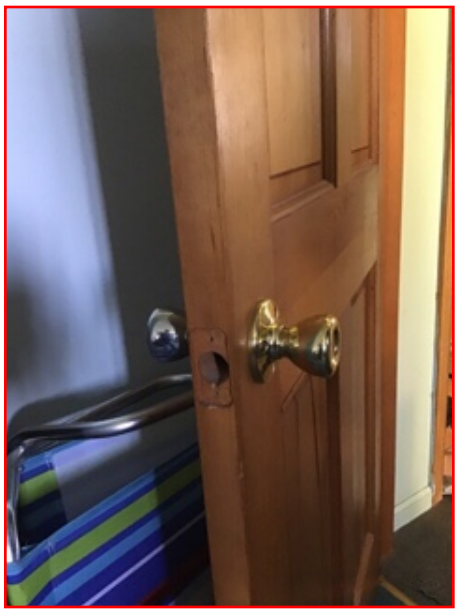

Figure 64-1