

Able Inspections

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Building Analysis Report

Client(s):

Property address:

Inspection date: Wednesday, November 18, 2015







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How to Read this Report

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

- +** **Safety** Poses a risk of injury or death
- 🔧** **Repair/Replace** Recommend repairing or replacing

 Repair/Maintain	Recommend repair and/or maintenance
 Minor Defect	Correction likely involves only a minor expense
 Maintain	Recommend ongoing maintenance
 Evaluate	Recommend evaluation by a specialist
 Comment	For your information
 Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General information

Structures inspected: Home

Type of building: Single family

Age of building: 1995

Time started: 3:00pm

Time finished: 5:00pm

Inspection Fee: \$

Payment method: Invoiced

Present during inspection: Client(s)

Buildings inspected: One house

Number of residential units inspected: 1

Occupied: Yes

Weather conditions: Partly cloudy

Temperature: Cool

Front of structure faces: East

Main entrance faces: East

Foundation type: Unfinished basement

The following items are excluded from this inspection: Private sewage disposal system, Security system, Irrigation system, Swimming pool, Hot tub, Private well, Shed, Playground equipment, Sauna, Low voltage outdoor lighting, Central vacuum system, Water filtration system, Water softener system, Built-in sound system, Intercom system, Generator system, Sport court, Sea wall

Exterior

Footing material: Poured in place concrete, Not visible

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Vinyl

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

Exterior door material: Solid core wood, Glass panel

1) 🚰🔧 One or more outside faucets are missing [backflow prevention devices](#). These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit: http://edis.ifas.ufl.edu/BODY_AE079



Photo 1-1



Photo 1-2

2) 🐝🔧 One or more hornet, bee and/or wasp nests were found. These can pose a safety hazard. Nest(s) should be removed as necessary.



Photo 2-1



Photo 2-2

3) 🛠️💧 One or more downspouts are loose or detached. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Repairs should be made as necessary so downspouts are securely anchored and functional.

4) 🛠️ Gaps exist at one or more openings around the exterior, These gaps should be repaired to prevent birds and rodents from nesting



Photo 4-1



Photo 4-2



Photo 4-3



5)  Rear door has shattered window recommend replacement



Photo 5-1

6)  One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks including:

- Hydraulic cement. Requires chiseling a channel in the crack to apply. See <http://www.quickrete.com/catalog/HydraulicWater-StopCement.html> for an example.
- Resilient caulks (easy to apply). See <http://www.quickrete.com/catalog/GrayConcreteRepair.html> for an example.

- Epoxy sealants (both a waterproof and structural repair). See <http://www.mountaingrout.com/> for examples of these products.



Photo 6-1


- 7)  Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.



Photo 7-1



Photo 7-2



- 8)  Minor cracks were found in the driveway. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.
- 9)  Minor cracks were found in one or more sidewalk or patio sections. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.



Photo 9-1

10) Height of swimming pool appears to be lower than New York State requirements. See above ground pool requirements at this hyper link
<http://www.dos.ny.gov/dcea/pdf/PoolsumUC0708.pdf>



Photo 10-1

11) Pool deck is in need of refinishing



Photo 11-1

Roof

Roof inspection method: Viewed from ground with binoculars

Roof type: Gable

Estimated age of roof: 12 to 15 years old

Gutter & downspout material: Aluminum, Steel

Roof ventilation: Adequate

12) 🧰💧 Debris has accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the structure's exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.

Garage

13) 🛠️🔍 One or more sections of wiring that weren't terminated were found. This is a potential safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary. For example, cutting the wire to length and terminating the wire with wire nuts in a securely anchored, covered, properly sized junction box.

14) 🛠️👉 Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.



Photo 14-1



Photo 14-2

15) ⓘ The interior perimeter of the garage is excluded from this inspection due to lack of access from stored items.

16) ⓘ Inspector recommends asking the home seller what the reason is for the patch cut in the garage ceiling



Photo 16-1

Attic

Inspection method: Traversed


Roof structure type: Rafters

Ceiling structure: Ceiling beams

Insulation material: Fiberglass roll or batt

Insulation depth: 6 inches

Insulation estimated R value: R19

17)  Some attic areas were inaccessible due to stored items, lack of permanently installed walkways, the possibility of damage to loose fill insulation, and/or low height. These areas are excluded from this inspection.

Electric service

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service amperage (amps): 200

Service voltage (volts): 120/240

Location of main service switch: Meter outside

Location of sub panels: Garage

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

Service entrance conductor material: Aluminum

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

Main disconnect rating (amps): 200

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: No

Smoke detectors present: Yes

Water heater

Estimated age: 2012


Type: Tank

Energy source: Electricity

Capacity (in gallons): 40

Manufacturer: General Electric

Model: PE50M09AAH

18)  No drain line is installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the

valve opens. A qualified plumber should install a drain line as per standard building practices. For example, extending to 6 inches from the floor, or routed so as to drain outside.



Photo 18-1

Heating and cooling

Estimated age: 1995

Primary heating system energy source: Natural gas

Primary heat system type: Forced air

Primary A/C energy source: N/A

Primary Air conditioning type: N/A


Distribution system: Sheet metal ducts

Manufacturer: Heil

Model: NUGM075ECB1

Filter location: In return air duct below furnace

Last service date: 11/12

19)  The filter(s) for the heating/cooling system should be checked monthly and replaced or washed as necessary.

Plumbing and laundry

Water pressure (psi): 50 lb

Location of main water shut-off valve: Basement

Location of main water meter: Basement

Location of main fuel shut-off: Outside meter

Visible fuel storage systems: None found

Water service: Public

Service pipe material: Copper

Supply pipe material: Copper

Vent pipe material: Plastic

Drain pipe material: Plastic

Waste pipe material: Plastic

Fireplaces, woodstoves and chimneys

Fireplace type: Masonry with metal liner

Chimney type: Metal

20) **i** All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.



Photo 20-1

Basement

Insulation material underneath floor above: Fiberglass roll or batt

Pier or support post material: Steel

Beam material: Steel

Floor structure above: Solid wood joists

Kitchen

21) **i** Appliances

Refrigerator Kenmore

Oven Frigid aire

Dish washer Busch

Appliances were checked for manufacturer recalls and none were found

22) Dimmer switch is not functioning properly



Photo 22-1

Dimmer switch is not functioning

Bathrooms

23) 🛠️ One or more bathtub drains are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.



Photo 23-1

24) 🛠️ Sink in upstairs bathroom has no water stop

Jet tub off Master Bedroom has no drain stopper. mechanical water stop is not working



Photo 24-1



Photo 24-2



Photo 24-3

25) 🛠️💧 Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.






Photo 25-1




Photo 25-2

Interior rooms

26)   Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing. For more information, visit <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

27)  Floors in one or more areas are not level example at top of stairs

28)  Minor cracks were found in walls in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.

Home Inspectors are not required to report on the following: Life expectancy of any component or system: The causes for the need for repair: The methods, materials and costs of corrections: The suitability of the property for any specialized use: Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions: The market value of the property or its marketability: The advisability or inadvisability of purchase of the property. Any component or system that was not observed: The presence or absence of pests such as wood damaging organisms, rodents or cosmetic items, underground items or items not permanently installed.

Home inspectors are not required to: offer warranties of any kind: Calculate the strength, adequacy or efficiency of any system or component: Enter any area or perform any procedure that may damage the property or its components or be dangerous to the inspector or others in the area: Operate any system that is shut down or otherwise inoperable: Operate any system or component that does not respond to normal operating controls: Distribute insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility: Determine the presence or absence of any suspected adverse environmental conditions or hazardous substance, including but not limited to mold, toxins, carcinogens, noise contaminants in the building or in the soil, water or air; determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future conditions, including but not limited to failure of components; since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a certified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property
