



Secure Home Inspections of NY, LLC

Client: Mary & John Smith
Address: 1234 Main St
City: Anytown, USA
Phone: 555-555-5555

Inspection Date: 7/14/2020
Inspector: John Mondello
NY Lic #16000055914
jpmondello@gmail.com



Published June July 14, 2020

This report is the exclusive property of this inspection company and the client listed in the report title.
Use of this report by any unauthorized persons is prohibited.

TABLE OF CONTENTS

Summary	4
General Information	5
Exterior Grounds & Walls	5
Roof	6
Attic	7
Garage	8
Plumbing System	8
Electrical System	9
Heating System	10
Water Heater	10
Air Conditioning System	11
General Interior - 1st Floor	12
General Interior - Lower Level	13
Kitchen	14
1st Floor Bathroom	14
Master Bathroom	15
Lower Level Bathroom	15
Fireplace	16
Laundry	16
Radon Test	17

Summary

- P. 4 A qualified person should **replace the mortar in the retaining wall bordering the driveway** as needed.
- P.4 A qualified person should install a **railing on the steps leading from the driveway to the front door.**
- P. 5 A qualified person should **trim trees and shrubs back** so that they are not in contact with the **roof, siding, gutters or the shed roof.**
- P. 6 A qualified person should repair or replace the **bathroom vent pipe so that it vents to the outside.**
- P. 7 A qualified person should repair or replace the **interior garage door** to the house as needed, to make it **self-closing.**
- P. 8 A licensed electrician should repair or replace the **defective exterior GFCI outlet** on the left side of the house and install a **GFCI outlet in the laundry area.**
- P. 9 Recommend a qualified HVAC contractor clean **the boiler, provide instructions on proper care and operation, and set up an annual service program..**
- P. 9 A qualified person should install an **extension pipe to the water heater TPR valve.**
- P.10 A qualified HVAC contractor should **assess the condition of the AC system,** give instructions on its **proper care and filter replacement,** and set up an **annual service program.**
- P.11 A qualified person should repair or replace the **entry level railing so that the balusters are spaced no more than 4" apart.**
- P.12 A qualified person should **clean the drain** in the **stairwell outside the lower level exterior door.**
- P.14 A qualified person should repair or replace the **loose sink faucet handle in the Master bathroom.**
- P.14 A licensed plumber should repair or replace **the leaky drain pipe in the lower level bathroom sink.**
- P.15 A qualified chimney contractor should conduct a **Level II inspection** and **clean the fireplace flue** prior to use.
- P.16 A licensed electrician should replace the **laundry outlet** with a **GFCI outlet.**
- P.16 Recommend installing a properly sized **rigid dryer vent pipe;** also advise clearing the **dryer vent pipe** frequently.

General Information

Present at inspection: Client, Realtor
Inspection Start time: 9:00 AM
Overview: Quiet residential street
House Number: Clearly seen from street
Is the Property Occupied? Yes

Type of house: Single Family
Weather condition: Clear
Temperature: Warm
Ground Condition: Wet
Age of House: ~ 2000 (per listing)

Exterior Grounds & Walls

Exterior of foundation walls: Concrete
Exterior foundation exposure: 1 Ft'
Grading within 6 ft of house: About level
Grading beyond 6 ft of house: Slopes away
Wall Structure: Wood frame
Driveway: Asphalt
Driveway Condition: Minor cracks

Exterior Wall Covering: Brick & Siding
Condition of walls: Acceptable
Window condition: Acceptable
Front Door Material: Wood
Patio: In rear/concrete
Main entry porch: Pavers
Trees & Shrubs to close: In front



☐ **Brick, cement shingle and aluminum siding** was in serviceable condition.



- ☐ The asphalt driveway had minor cracks; these should be monitored and repaired as necessary.
- ☐ The steps leading from the driveway to the front door are missing a railing - a safety hazard.
- ✓ A qualified person should install a **railing on the steps leading up to the front door.**



- ☐ **Retaining walls** were in serviceable condition, except in one area **bordering the driveway.**
- ✓ A qualified person should **replace the mortar in the retaining wall bordering the driveway.**

Roof

Inspection Method: From ground & eaves
Roof Type: Gable
Roof covering: Asphalt Shingles
Roof Age: Midlife
Shingle condition: Mostly acceptable

Roof Ventilation: Soffit, gable & attic fan.
Gutter material: Aluminum
Downspout material: Aluminum
Chimneys material: Brick
Chimney Spark Arrestors: Yes



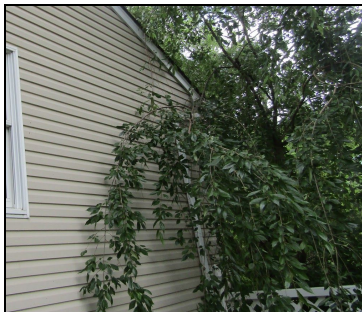
- ☐ **Asphalt roof shingles** appeared to be midlife; roof vent flashing and the brick chimney were in acceptable condition.



- ☐ **Shingles** covering the **front porch** were **older**; these should be monitored and repaired or replaced as needed.
- ☐ **Gutters** were generally in serviceable condition; they should be **cleaned at least twice a year**. Here are some tips on [gutter and downspout cleaning and repair](#).



Shrubs too close to siding



Branches too close to roof



Branches cover shed roof

- ☐ **Trees and vegetation** were too close to the **roof and siding in the front of the house, and the shed roof**. Roofs are susceptible to damage due to falling branches and limbs. In addition, the leaves from trees can clog your gutter system, allowing rainwater to accumulate and cause moisture damage to roofing and exterior siding.
- ✓ A qualified person should **trim trees and shrubs back** so that they are not in contact with the **roof, siding, gutters or the shed roof**.



Soffit Vent



Ridge Vent



Gable Vent



Attic Gable Fan

- ❑ Soffit, Ridge and Gable vents provided roof ventilation; the house also had an attic gable fan; this link explains how roof and attic [ventilation systems work](#).

Attic

House Attic Access: Pull-down stairs
How Observed: Limited visibility
House Roof System: Rafters
House Roof Decking: Plywood
Attic Floor system: Partially floored

Insulation Location: Floor
Insulation Material: Fiberglass batts
Ventilation: Soffit, Gable, Ridge
Bathroom Vent: Does not go outside
Moisture: None visible

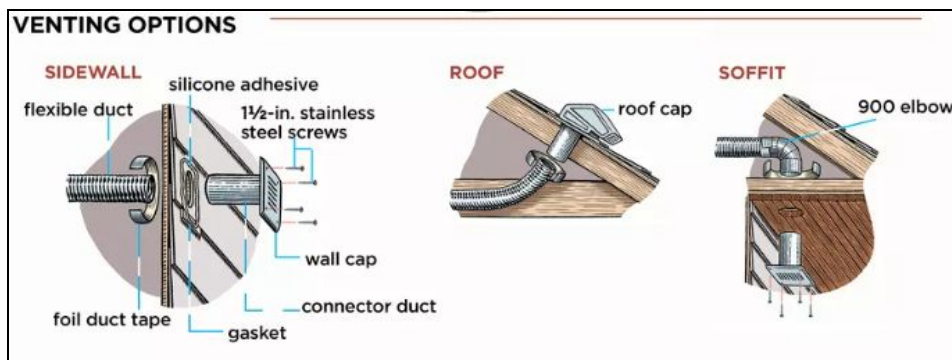


Attic Gable Fan



Bathroom Exhaust Vent Pipe

- ❑ Attic rafters and floors and roof decking were in serviceable condition;
- ❑ The [bathroom exhaust vent pipe](#) did not exhaust to the **outside**. This allows **excess moisture** from the bathroom, **especially in the winter**, to build up frost on the underside of the roof sheathing. Eventually this ice melts and **leaks onto the insulation and drywall ceiling**.
- ✓ A qualified person should repair or replace the [bathroom vent pipe](#) so that it vents to the outside.



Garage

Visibility: Obstructed
Floor: Concrete slab
Automobile Doors: 1 / Overhead
Door Material: Aluminum
Door Condition: Acceptable
Operated Doors: Yes
Applied pressure / Auto reverse: No

Photo Electric eye: Yes - worked
Door release rope: Noted
Windows: Yes
Interior Walls: Drywall
Interior Door: Did not self-close
Sub Panel: No
Outlets: Yes, non-GFCI



Interior Door

- ✓ The garage roof, walls, ceiling and floor were in acceptable condition. There was no evidence of moisture. The electric garage door was in serviceable condition, except that the garage door **did not auto-reverse when pressure was applied**.
- ✓ The interior garage door to the house **did not self-close**. This could allow car exhaust or flames from a garage fire to enter the house.
- ✓ A qualified person should repair or replace the interior garage door to the house as needed, to make it **self-closing**.

Plumbing System

Water service type: Public
Location of main water meter: Basement
Location of water shutoff: Basement
Interior supply pipes: Copper
Waste system pipes: Galvanized

Main waste cleanout: Not noted
Water Flow: Acceptable
Multiple fixtures running: Minimal pressure decrease
Visible Leaks: None observed

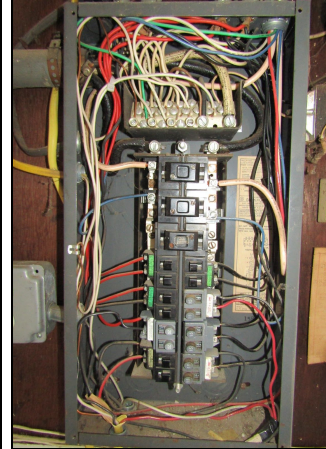
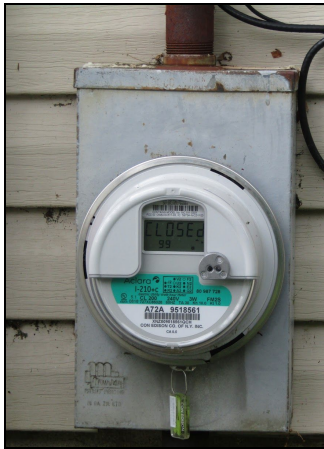


- ☐ All plumbing fixtures were operated and inspected;
- ☐ Ran water in the kitchen and bathrooms for extended periods of time.
- ☐ No visible leaks were detected, except in the Lower Level bathroom (p.14).

Electrical System

Electrical Service Type: Overhead
Service Size: 100 + amps
Grounding Observed: No
Location of main panel: Garage
Main disconnect: None

Service Conductor material: Copper
Type of branch circuit wiring: Romex & BX
Type of protection: Circuit breakers
Double tapped breakers: No
Sub Panels: No



- ☐ The main electrical panel was in serviceable condition.



Kitchen GFCI



Defective Ext. GFCI



Bathroom GFCI



Interior Outlet



Laundry outlet

- ☐ A representative sampling of **standard and GFCI outlets** worked when tested. GFCI outlets protect against electrical shock or fire when connecting appliances that are close to sources of water.
- ☐ The **laundry area was missing GFCI outlets** (pls see the Laundry Section, P. 12).
- ☐ One **exterior GFCI outlet** was defective.
- ✓ A licensed electrician should repair or replace the **defective exterior GFCI outlet** on the left side of the house and install a **GFCI outlet in the laundry area**.

PLEASE NOTE: The electrical inspection **does not include** remote control devices, alarm systems and components, doorbells or any other low voltage devices.

Heating System

Brand: Weil McLain

Heating system type: Hot Water boiler

House System location: Basement closet

Combustion air supply: Interior

Flue pipes: Pitched up

Energy source: Gas

Distribution: Baseboards in most rooms

Emergency shut off: On unit

Vent pipe: Vents to outside thru chimney

Thermostats: Worked - 3 zones



Hot Water Boiler



Baseboard temperature

- ☐ The **gas-fired boiler** supplied hot water to baseboards in **3 zones**: there were separate **thermostats** in the **Living/Dining area, Bedrooms & Lower level**.
- ✓ **Recommend a qualified HVAC contractor clean the boiler, provide instructions on proper care and operation, and set up an annual service program.**

Water Heater

Manufacturer: AO Smith

Type: Tank

Energy Source: Gas

Age: Mfg in 2014

System location: Basement

Capacity: 50 gallons

Pressure relief valve (TPRV): Yes

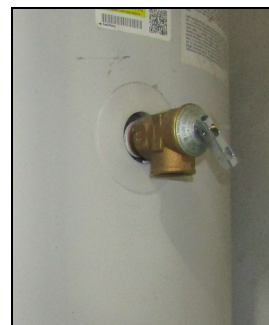
Safety extension: No

Rust or corrosion: Not noted

Tested Hot Water: Yes



Hot water temp



TPR missing extension

- ☐ Water heater delivered hot water to all faucets on the day of inspection.
- ☐ There were no apparent leaks or defects in the water heater.
- ☐ The TPR valve was missing an extension. This could be a safety concern if the valve should fail.
- ❑ **A licensed plumber should install an extension pipe to the water heater TPR valve.**

Air Conditioning System

Manufacturer: AO Smith
System type: Split
Age of system: Midlife
Energy Source: Electric

Status: In use during inspection
Thermostat: Worked
Zones: 1st Floor
Conditioned air: Felt cool



AC Compressor



AC Temperature at vent



Lower Level AC Unit

- ☐ The **split system AC unit** supplied cool air to vents on the **1st floor only**.
- ☐ **Lower Level air conditioning** was supplied by **window units**.
- ☐ **AC air filters** should be [changed regularly](#) - typically bi-monthly. Here is a [guide to AC maintenance](#).
- ✓ A qualified HVAC contractor should **assess the condition of the AC system**, give instructions on its **proper care, operation and filter replacement**, and set up an **annual service program**.

General Interior - 1st Floor

Floor coverings: Hardwood

General feel of floors: Level

When bounced on: A normal level of bounce

Ceiling Style: Flat

Ceilings Condition: Acceptable

Walls: Drywall

Most Windows: Double Hung

Insulated glazing noted: Yes

Window Condition: Acceptable

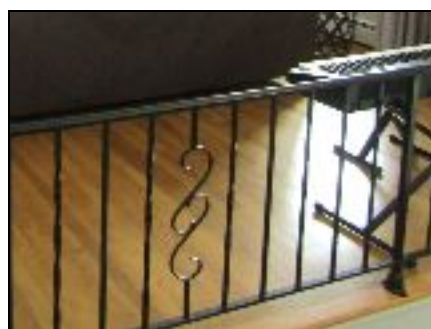
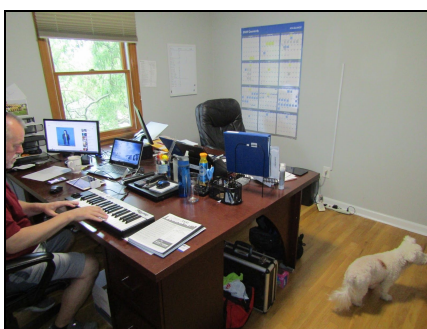
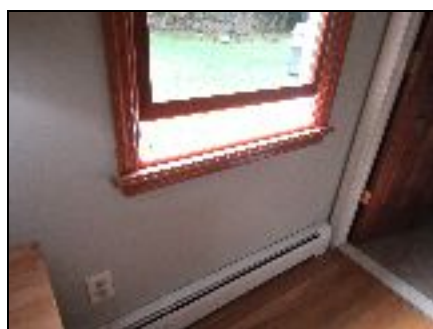
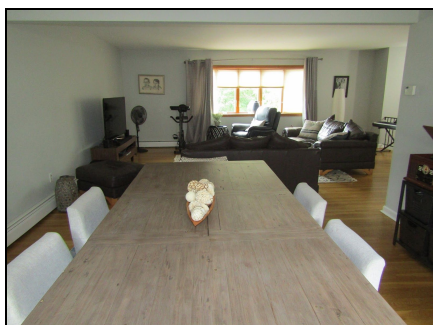
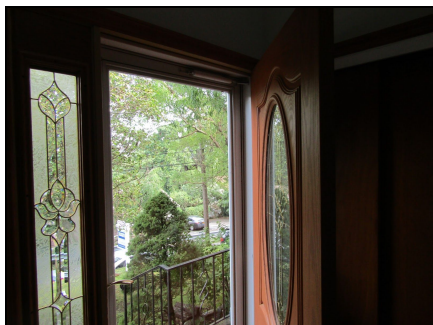
Most Doors: Solid wood

Door Condition: Acceptable

Stairs Condition: Acceptable

Stairs/Railings: Baluster spacing too wide

Smoke/CO Detectors: Noted



Balusters too wide apart

- ☐ Floors, ceilings, walls, doors and windows were in serviceable condition.
- ☐ Stairwells were in acceptable condition, **except** for the **spacing on the balusters on the railings**, which were **too wide apart**. This is a safety hazard for small children.
- ✓ A qualified person should repair or replace the **entry level railing so that the balusters are spaced no more that 4" apart**.

General Interior - Lower Level

Basement Access: Interior & exterior stairs

Foundation Walls: Concrete block

Framing: Mostly hidden from view

Basement Floor: Wall to wall carpet

Beam Material: Steel posts

Drainage: Outside stairwell clogged

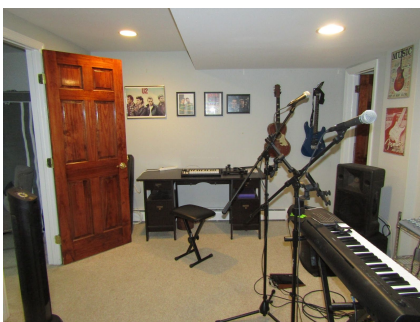
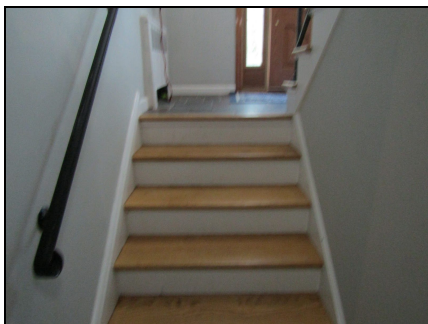
Floor structure above: Not visible

Ventilation: Windows & doors

Insulation: Not visible

Area dampness: None noted

Evidence of Mold/Mildew: None



Dehumidifier



Lower Level stairwell



Clogged drain

- ☐ Floors, walls, ceilings, doors and windows were in serviceable condition.
- ☐ The basement had a **dehumidifier** running. Basement humidity levels **below 50%** can **prevent mold and mildew growth** and improve basement air quality.
- ☐ The **storm drain outside the lower level exterior door was clogged**. This could allow rain water to puddle and enter the house.
- ✓ A qualified person should **clean the storm drain in the stairwell outside the lower level exterior door**.

Kitchen

Cabinets: Wooden
Cabinets are secure: Yes
Kitchen floor: Ceramic Tile
Countertops: Solid surface
Range type: Gas
Oven: Part of stove
Ventilation: Fan hood

Kitchen sink: Stainless steel
Ran water and found: No leaks
Dishwasher: Yes
Refrigerator: Yes
Disposal: No
Outlets: 3 or more
GFCI: Yes



- ☐ There were no leaks or apparent defects in floors, walls, cabinets and countertops.
- ☐ Home Inspectors are not required to observe or report on the **condition of kitchen appliances**. As a courtesy those that were connected were turned on; they operated as designed.

1st Floor Bathroom

Location: Hall
Number of sinks: 2 / Vanity
Toilet: Worked
Shower: With tub
Shower surround: Ceramic tile

Floor: Ceramic tile / acceptable condition
Ventilation: Fan & Window
Functional Flow Test: No drop in pressure
Ran water and found: No Leaks
Outlets: 1- GFCI - worked



- ☐ There were no defects or leaks in the toilet or sink; water pressure was acceptable.

Master Bathroom

Number of sinks: 1 / Vanity

Toilet: Worked

Shower: With tub

Shower surround: Ceramic tile

Floor: Ceramic tile / acceptable condition

Ventilation: Fan & Window

Functional Flow Test: No drop in pressure

Ran water and found: No Leaks

Outlets: 1- GFCI - worked



Loose Sink Handle

- ☐ There were no defects or leaks in the toilet or shower; water pressure was acceptable.
- ☐ The cold water **sink faucet handle** was loose or broken.
- ✓ A qualified person should repair or replace the **loose sink faucet handle in the Master bathroom.**

Lower Level Bathroom

Number of sinks: One / Vanity

Toilet: Worked

Shower: Stall

Shower surround: Tile

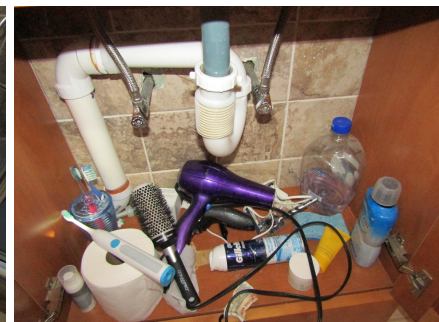
Floor: Ceramic tile / acceptable condition

Ventilation: Fan

Functional Flow Test: no drop in pressure

Outlets: 1- GFCI - worked

Ran water and found: Sink drain pipe leak



Leaky drain pipe

- ☐ There were no defects or leaks in the **toilet or shower**; **water pressure** was acceptable.
- ☐ The **drain pipe** in the vanity cabinet below the sink **leaked**; a defect.
- ✓ A licensed plumber should repair or replace the **leak in the drain pipe in the lower level bathroom sink.**

Fireplace

Inspected: Yes - Level 1
Damper: Operated
Flue Hearth: Brick

Hearth Depth: 18 inches
Hearth Extension Depth: 18 inches
Visible creosote: Minor



Damper & Flue

- ☐ The damper worked as designed. Creosote buildup was minor.
- ✓ A qualified chimney contractor should conduct a **Level II inspection** and **clean the 1st floor fireplace flue** prior to use.

Laundry

Location: Basement
Washer: Whirlpool - Midlife
Dryer: Kenmore - Midlife
Dryer power: Gas

Vented to: Exterior
Dryer Vent material: Flex ribbed metal
Operated Washer and Dryer: Yes
Outlets: non-GFCI



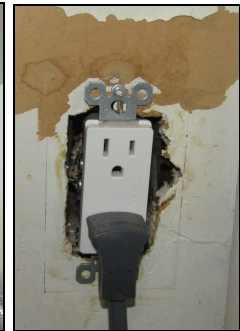
Washer



Dryer



Dryer Vent hose



Non-GFCI

- ☐ **Evaluation of washers and dryers** is outside the scope of this inspection. As a courtesy they were turned on and appeared to work as designed.
- ☐ As mentioned in the electrical section, the **outlet in the laundry room** was **non-GFCI**.
- ☐ The **flexible dryer vent** hose had several bends, which could result in lint being trapped. This can affect dryer operation and is a potential fire hazard.
- ✓ A licensed electrician should replace the **laundry outlet** with a **GFCI outlet**.
- ✓ Recommend installing a properly sized **rigid dryer vent pipe**; also advise clearing the **dryer vent pipe** frequently.

Radon Test

(to come)



Thank you for using Secure Home Inspections of NY, LLC

We strongly encourage buyers to secure quotes from qualified contractors for the remedy of any of the adverse conditions noted within this report - prior to the expiration of the contingency period as noted on the purchase agreement and prior to the close of escrow.

- **Discovery of open building permits is outside the scope** of the NY Standards of Practice for home inspectors. Secure Home Inspections of NY is not responsible for open building permits and advises buyers that it is important to clear up unpermitted work prior to closing
- **This is not a code inspection nor is this an engineering report.** As such, it is not technically exhaustive. Please refer to the signed Inspection Agreement to review our procedures and for clarification of items for inspection.
- Throughout this report you will note that **certain components were not evaluated** because they fall outside the scope of this inspection per the NY Standards of Practice for Home Inspectors. For a complete list of what is included and excluded in this home inspection, please see the [NY State Code of Ethics and Regulations for Home Inspectors](#).
- **The following items are among those not included in this inspection:** Any plumbing component that is not readily accessible; any exterior plumbing component or system or any underground drainage system; Air conditioning systems when the temperature is below 65° Fahrenheit; remote control devices, alarm systems and components, doorbells or any other low voltage devices; security, intercom and sound systems; communications wiring; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; Unless requested, the inspector does not test for asbestos, lead, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as outlets, windows, drawers, cabinet doors or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects.

Published July 14, 2020

This report is the exclusive property of Secure Home Inspectors of NY, LLC
and the client listed in the report title.

Use of this report by any unauthorized persons is prohibited.