



Secure Home Inspections of NY, LLC

Home Inspection Report

Client: Stratford, CT 06615

Inspection Date: 2019

Inspector: John Mondello

CT Lic #HOI 945

jpmondello@gmail.com



This home inspection report is based on a visual non-intrusive inspection, performed in accordance with the current [Connecticut Department of Consumer Protection website](#).

✓ **Items flagged in blue type are recommended for action.**

Underlined text contains links to additional web-based information & resources.

If you have any questions, please call us at **(914) 999-0166**.

Published 2019

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	3
General Information	4
Exterior Walls & Grounds	4
Deck	5
Roof	6
Attic	6
Electrical System	7
Plumbing System	8
Basement	8
HVAC Systems	9
Water Heater	10
Fireplace	10
General Interior	11
1st Floor Half Bathroom	12
2nd Floor Bathroom	12
3rd Floor Bathroom	13
Kitchen	14
Laundry	14
Radon Test Results	15
Disclaimers	16

Summary

- P. 4 Recommend a qualified contractor **install railings on the front porch steps** as needed.
- P. 5 Recommend adding **extensions to gutter downspouts** and clearing **downspout drains** as needed..
- P. 7 Recommend a licensed electrician repair or replace the **faulty outlets in the kitchen, 2nd floor bathroom and front porch.**
- P. 8 Recommend having a qualified contractor **seal cracks** along exterior foundation walls and on walkways on the sides and rear of the house.
- P. 9 Upon taking possession of the house, recommend hiring a qualified furnace contractor to **service the furnace, instruct the new owner on the proper operation of the boiler, and set up an annual maintenance program.**
- P.10 Suggest asking seller for a copy of the **warranties for the water heater,furnace and washer/dryer.**
- P.11 The age of **batteries in smoke detectors and carbon monoxide detectors** is not evident; Recommend replacing these safety devices upon occupancy of the home.
- P.11 Recommend **changing all exterior door locks** upon occupancy.
- P.14 Recommend replacing the **laundry outlet** with a **GFCI outlet.**

General Information

Present at inspection: Buyers, Realtor
Age of house: Built ~ 1900 (per listing)
Inspection Start time: 10 am
Overview: Residential neighborhood
Is House Occupied: Yes

Foundation: Basement
Type of house: Single family
Weather condition: Sunny
Temperature: Warm
Ground Condition: Dry

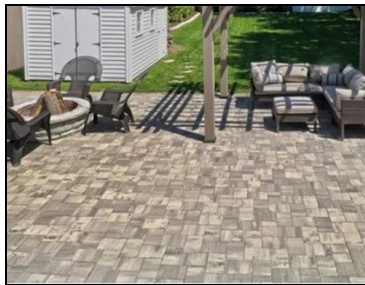
Exterior Walls & Grounds

Ext. foundation walls: Concrete
Ext. foundation exposure: 1-2 ft
Grading within 6 ft of house: Slopes away
Wall structure: Wood Frame
Wall Covering: Vinyl shingles
Condition of wall: Acceptable

Walkway to front entry: Pavers
Walkway condition: Good
Porch steps down: 3 or more
Driveway: Concrete/Slopes toward street
Windows: Vinyl /Acceptable condition
Trim: Vinyl / Acceptable condition



- ☐ The exterior walls were covered in **vinyl shingles**; most **windows** had screens.
- ☐ **The exterior windows, doors and siding** were in acceptable condition.
- ☐ **Porch surround and support columns** were in serviceable condition.



- ☐ The front **walkway, porch steps, asphalt driveway** and **rear patio** were in serviceable condition.
- ☐ The **front porch steps** were **missing railings**. This is a safety hazard, especially in icy weather.
- ✓ **Recommend a qualified contractor install railings on the front porch steps** as needed.



- ❑ **Aluminum gutters and downspouts** make up the roof drainage system.
- ❑ Some lacked **extensions** long enough to divert water away from the foundation.
- ❑ Did observe one **gutter drain** in the rear that appeared to be obstructed by debris.
- ❑ **Directing water away from the foundation is critical to maintaining a dry basement.**
- ✓ **Recommend adding extensions to gutter downspouts and clearing downspout drains as needed** (please also see **Basement Section, p.8**).

Deck

Deck material: Wood
Deck steps to grade: 3 or more
Support columns under deck: Wood
Footings: Concrete

Guardrail: Balusters spaced safely
Handrails: Acceptable
Ledger Board: Obscured from view
Visibility under Deck: 2-3 feet, limited



- ❑ **The rear deck** appeared to be structurally sound. Footings, decking, ledger board, handrails and railings were all in serviceable condition.

Roof

Inspection Method: From eaves & ground

Roof Types: Gable

Roof covering: Asphalt Shingle

Shingle condition: Acceptable

Roof Age: Midlife

Roof Ventilation: None observed

Roof Penetrations: Vents

Chimney: None



- ❑ From what could be observed, the age of the asphalt **roof shingles** appeared to be midlife. This type of shingle typically lasts 20-25 years.
- ❑ Did not observe any roof ventilation systems or chimney.

Attic

Attic access: Knee wall door

Attic visibility: Limited viewing

Attic floor system: Some flooring

Roof system: Rafters

Roof decking: Covered by insulation

Ventilation: Not observed

Insulation location: Roof

Insulation material: Foam

Moisture: None detected

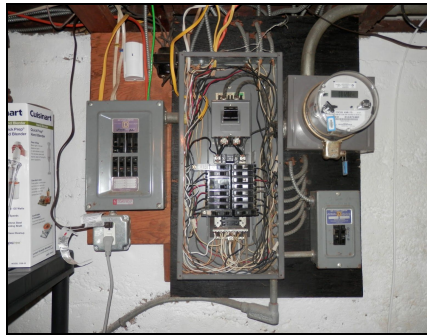


- ❑ The finished attic provided limited access to rafters and roof decking thru doors in a knee wall inside a bedroom closet.
- ❑ From what could be observed, **the roof decking, rafters and solid foam insulation** were in **acceptable condition**.
- ❑ Did not detect any evidence of **moisture penetration**.

Electrical System

Electrical Service Type: Overhead
Service Size: 100 amps
Voltage: 120/240
Grounding Observed: Yes, interior rod
Location of main panels: Basement
Location of main disconnect: Main panel

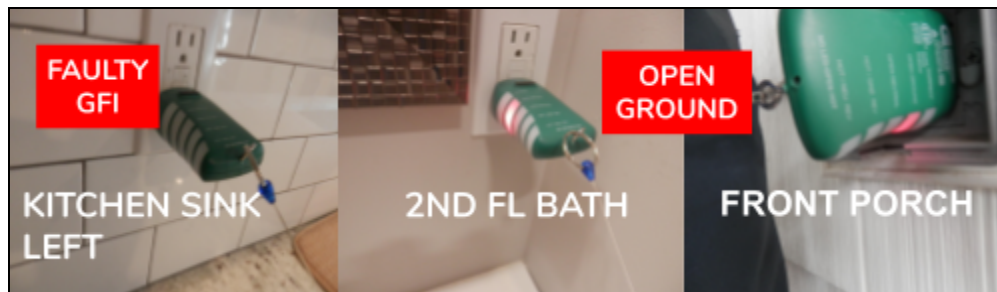
Service conductor material: Copper
Type of branch circuit wiring: Romex & BX
Type of protection: Circuit breakers
Double tapped breakers: No
Additional panel: Yes
Wires threatened overhead: No



- ❑ The main panel was rated at 100 amps, there are two adjacent panels: one labeled "Dryer - AC" and another labeled "Dish".
- ❑ All three panels were in acceptable condition.



- ❑ A representative sampling of regular and GFCI outlets and light fixtures were tested. Most were in working order.



- ❑ Did observe a **faulty GFI outlet in the kitchen** to the left of the sink, and **open ground outlets in the 2nd floor bathroom and front porch**.
- ✓ Recommend a licensed electrician repair or replace the **faulty outlets**.

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

Plumbing System

Water service type: Public
Location of Water Meter: None noted
Location of water shut off: Basement
Interior supply pipes: Copper & PVC
Waste system pipes: Galvanized & Plastic

Waste cleanout: Noted
Vent Pipes observed: On roof
Water Flow: Average
Multiple fixtures running: Acceptable drop in pressure



- ☐ The visible **water supply lines** throughout the dwelling were pvc pipe.
- ☐ **Ran water** in the kitchens and bathrooms for extended periods of time, no leaks were detected. **Water flow** throughout the home was **average**.

Basement

Basement Access: Interior Stairway & Bilco door
Foundation Walls: Exposed
Walls made of: Stone
Ceiling Framing: Exposed to View
Basement Floor: Poured concrete slab
Water Stains on walls: Some visible

Ventilation: Windows
Pier/support material: Brick
Floor Drainage: None Noted
Floor Structure Above: Wood joists
Insulation Material: None noted
Beam Material: Wood



- ☐ **Stored items** prevented a complete inspection of the basement, which contained electrical, plumbing and HVAC equipment.
- ☐ **The basement ceiling, support columns and joists** were in acceptable condition.
- ☐ The **basement floor was dry** at the time of the inspection.
- ☐ Did note the presence of a **dehumidifier**. Did not detect any visible moisture on the basement walls; However, did note **stains on basement walls** and one rear **window frame**, indicating past moisture intrusion, **due in part to poor gutter drainage (p.5)**.
- ✓ **Recommend having a qualified contractor seal cracks along exterior foundation walls, and on walkways on the sides of the house.**

HVAC Systems

Furnace/Air Handler: Rheem RCF3617
Age of system: Mfg in 2016
Number of zones: 2 (1st & 2nd floor)
System type: Forced Air
System location: Basement
Energy source: Natural Gas

Vent pipe: Vents outside
Distribution: Ductwork in most rooms
Emergency shut off: On unit & Basement stairwell.
LG AC/Heat Pump Unit: LG LAN090 (3rd floor)



- ☐ The Rheem furnace/air handler supplied warm and cool air to the **1st and 2nd floor zones on separate thermostats** on the day of inspection. The air conditioner condenser unit was on the side of the house on a level concrete pad.
- ☐ **3rd floor heating** and cooling was supplied by an **LG heat pump unit** mounted on the wall. It's condenser unit was mounted on the exterior rear wall.
- ☐ Both units were turned on and **supplied cool air** on the day of inspection
- ☐ The **furnace shut offs** are at the **top of the basement stairs** and **on the furnace unit**.
- ☐ Did **not note** documentation showing any record of **service** to the HVAC systems.
- ✓ Upon taking possession of the house, recommend hiring a qualified furnace contractor to service the furnace, instruct the new owner on the proper operation of the boiler, and set up an annual maintenance program.

Water Heater

Manufacturer: Rheem - Mfg in 2016
Capacity: 40 Gallons
Type: Tank / Natural Gas
System location: In basement

Pressure relief valve: Yes
Safety extensions: Yes
Flue pipes: Pitched up
Rust or corrosion: Not noted



- ❑ The Rheem 40-gallon water heater, manufactured in 2016, supplied hot water to all faucets on the day of inspection.
- ❑ The heater has a 6-year warranty. Download the water heater operating manual [here](#).
- ✓ Suggest asking seller for a copy of the warranties for the water heater and furnace.

Fireplace

Fireplace Location: Living Room
Damper: Sealed shut
Fireplace material: brick
Flue liner: Noted, needs cleaning

Depth of fireplace hearth: 16 inches
Depth of hearth extension: 16 inches
Inspected: Level 1 Inspection



- ❑ The brick fire box condition was acceptable.
- ❑ The damper was sealed shut and the flue and chimney removed, per seller.
- ❑ There was a gas line visible in an opening in the bottom of the fireplace hearth, presumably to provide for installation of a ventless gas fireplace.

General Interior

Floor coverings: Wood planks
General feel of floors: Level
When bounced on: A normal level of bounce
Most Ceilings: Drywall
Walls: Drywall

Most Windows: Vinyl & Aluminum
Windows were mostly: Double Hung
Most Windows: Insulated glazing
Stairs & Railings: Acceptable
Smoke/CO Detectors: Noted



- ☐ **Personal belongings, furniture and stored items** prevented a complete evaluation of the house interior.
- ☐ From what could be observed on the day of inspection, there were no issues with **walls, ceilings, floors or staircases**.
- ☐ **Exterior doors** were operated and found to be functional.
- ☐ A representative sampling of **windows** were tested; all functioned satisfactorily.
- ☐ Smoke detectors and CO detectors were noted throughout the house.
- ✓ The age of **batteries in smoke detectors and carbon monoxide detectors** is not evident; Recommend replacing these safety devices upon occupancy of the home.
- ✓ Recommend **changing all exterior door locks** upon occupancy.

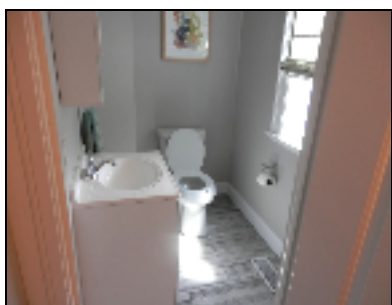


- ☐ Did note evidence of **moisture intrusion in the 2nd floor stairwell ceiling**. Seller advised it was an old leak that was repaired.
- ✓ **Recommend monitoring the area.**

1st Floor Half Bathroom

Number of sinks: One
Sink type: Vanity
Shower: with tub
Toilet: Acceptable / Flushed
Caulking Condition: Acceptable

Floor: Ceramic tile / Acceptable condition
Outlets: 1- GFCI /worked
Ventilation: Fan
Functional Flow Test: Acceptable pressure drop
Leaks: None noted



- ☐ The bathroom **walls, ceiling and floor** were in acceptable condition.
- ☐ **No plumbing or electrical defects or leaks** were noted.

2nd Floor Bathroom

Number of sinks: One / Vanity
Shower: Stall
Toilet: Acceptable / Flushed
Caulking: Intact

Floor: Ceramic tile / acceptable condition
Outlets: 1- GFCI / faulty
Ventilation: Fan
Functional Flow Test: Acceptable pressure drop



- ☐ The bathroom **walls, ceiling and floor** were in acceptable condition. **No plumbing defects or leaks** noted.
- ✓ As noted in the Electrical Section, recommend a licensed electrician repair or replace the faulty **GFCI outlet** in the 2nd floor bathroom.

3rd Floor Bathroom

Number of sinks: Two / Vanity

Shower: Stall

Toilet: Acceptable / Flushed

Caulking: Intact

Floor: Ceramic tile / acceptable condition

Outlets: 1 - GFCI / worked

Ventilation: Fan

Functional Flow Test: Acceptable pressure drop



- ☐ The bathroom **walls, ceiling and floor** were in acceptable condition.
- ☐ **No plumbing or electrical defects or leaks** were noted.

Kitchen

Cabinets: Wooden
Cabinets are secure: Yes
Range type: Gas / burners all worked
Oven: Built in
Ventilation: Fan above range, vents inside
Countertops: Granite

Kitchen floor: Wood
Kitchen sink: Stainless steel
Ran water and found: No leaks
Dishwasher: Yes
Refrigerator: Yes /worked
Outlets: 4 GFCI, 2 regular

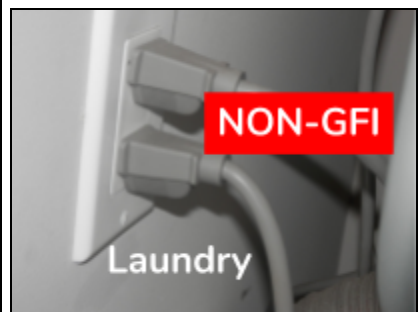
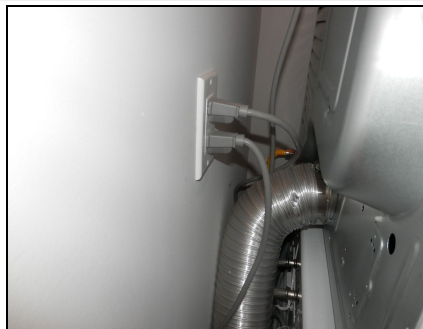


- ☐ The kitchen **walls, ceiling, floor, cabinets and countertops** were in acceptable condition.
- ☐ **Evaluation of appliances** is outside the scope of this inspection. As a courtesy they were turned on and appeared to work as designed.
- ✓ As noted in the Electric Section, recommend repairing or replacing the **faulty GFCI outlet to the left of the sink**.

Laundry

Location: Next to Kitchen
Washer/Dryer age: Newer, turned on..
Dryer Power: Gas
Vented to: Exterior

Dryer Vent material: Flexible ribbed metal
Drain pipe and electric: At a safe distance
Outlets: 1 non-GFCI, 1 240V



- ☐ **Evaluation of appliances** is outside the scope of this inspection. As a courtesy the washer and dryer were turned on and appeared to work as designed.
- ☐ The **outlet in the laundry** area is regular outlet. This could be a safety hazard if water were to come in contact with the outlet.
- ✓ Recommend replacing the **laundry outlet** with a **GFCI outlet**.

Radon Test Results



- ❑ **Lab test results:** Radon readings were at levels considered acceptable by the EPA. They averaged **.8 pC/L**, well below the EPA action level of **4 pC/L**.

Disclaimers

We strongly encourage potential 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.

- 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.
- **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.
- For example, Home Inspectors are not required to observe or report on the **condition of household or kitchen appliances**. As a courtesy we attempt to determine if they are in acceptable working condition on the day of inspection.
- **The following items are not included in this inspection:** 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; low voltage lighting systems. The inspector does not test for asbestos, lead, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door 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.
- For a complete list of responsibilities of Home Inspectors, please see the [Connecticut Department of Consumer Protection website](#)

Published 2019

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.