



Prepared For: Jean Cherizar

Property Address: 506 Madison Ave, Brentwood, NY 11717

Inspector: Santo Guinta
Company: Brookhaven Home Inspections, LLC
dba WIN Home Inspection Long Island
(631) 874-0011
wininspection.santo@gmail.com

Services Included in this Report:

Standard Full Home Inspection

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WIN Home Inspection

Standard Full Home Inspection

This report contains confidential information and is supplied solely for use by the client(s) of:

Brookhaven Home Inspections, LLC dba WIN Home Inspection Long Island

(631) 874-0011 and (718) 337-0300

Work Order Number: 022121SG

Service Date: 2/21/2021

Time: 11:00 AM

Site Address:

506 Madison Ave, Brentwood, NY 11717

Site Information:

Weather: 32 °F - Sunny

Approximate Year Built: 1930

Structure: SF - Wood

Foundation: Concrete

Bedrooms: 3

Bathrooms: 3

Floors: 2

Occupied: No

Client:

Name: Jean Cherizar

Address:

Work Phone:

Home Phone:

Mobile Phone: (631) 639-6978

Email Address: jeancherizar49@yahoo.com

Client Present at Inspection: Yes

Buyer's Agent:

Name: Antonio Russo

Company: True Homes Concierge (West Babylon)

Address: 512 Sunrise Highway
West Babylon, NY 11704

Phone: (516) 805-6283

Email: arusso@truehomesinc.com

Buyer's Agent Present at Inspection: No

Seller's Agent:

Name: Reba MacDonald

Company: Signature Premier Properties (Dix Hills)

Address: 15 E. Deer Park Road
Dix Hills, NY 11746

Phone: (631) 871-2066

Email: rmacdonald@signaturepremier.com

Seller's Agent Present at Inspection: Yes

Inspector:
Santo Guinta

Brookhaven Home Inspections, LLC
dba WIN Home Inspection Long Island

License / Certification:

Email: wininspection.santo@gmail.com

Notes:

Attention

TIP: Keep cabinet doors open under sinks (keeps warm interior air circulating around plumbing) and make sure exterior is turned off from the inside. This will keep plumbing from freezing at a minimum if at all.

Snow Cover Present:

The ability of the home inspector to conclusively report on the condition of those items covered by snow is limited, or not possible at this time. Those sections of the exterior roof covering, roof mounted structures, projections, joints, flashings, exterior siding, foundation, decks, porches, steps, sidewalks, driveway, site grading, and other items that are visible and accessible will be reported on. Those sections of the above listed items either fully or partially covered with snow and inaccessible cannot be conclusively reported on and a condition hidden by the snow cover may or may not exist. Recommend reinspecting once the snow clears.

SUMMARY SECTION

Standard Full Home Inspection Summary Report

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

1. Inspection General Information - General Information

1930

Attention

TIP: Keep cabinet doors open under sinks (keeps warm interior air circulating around plumbing) and make sure exterior is turned off from the inside. This will keep plumbing from freezing at a minimum if at all.

Snow Cover Present:

The ability of the home inspector to conclusively report on the condition of those items covered by snow is limited, or not possible at this time. Those sections of the exterior roof covering, roof mounted structures, projections, joints, flashings, exterior siding, foundation, decks, porches, steps, sidewalks, driveway, site grading, and other items that are visible and accessible will be reported on. Those sections of the above listed items either fully or partially covered with snow and inaccessible cannot be conclusively reported on and a condition hidden by the snow cover may or may not exist. Recommend reinspecting once the snow clears.

2. Structure Perimeter Exterior - Proper Earth-Wood Clearance

No

The inspection has revealed earth to wood contact around the perimeter of the structure. There should be no contact between the earth and the exterior wood members to prevent wood deterioration and a conducive condition for pest infestation. The inspector recommends providing at least 4-6 inches of clearance between the earth and wood material as a preventive maintenance measure.



back of house left side

3. Structure Perimeter Exterior - Window Wells

Attention

window wells are installed but are pulling away from fondation

Standard Full Home Inspection Summary Report



4. Structure Perimeter Exterior - Visible Cracks

Yes

Visible cracks were noted along the foundation. Some are due to settlement and normal curing process of concrete. Recommend a contractor evaluate and repair.

Standard Full Home Inspection Summary Report



recommend contractor repair

5. Structure Perimeter Exterior - Evidence of Animal Infestation

Yes

front rt under gutter screens installed to keep out rodents recommend asking seller about problem

Standard Full Home Inspection Summary Report



hole next to electrical box shows rodent tunnel



rt side electrical box

6. Structure Perimeter Exterior - Evidence of Separation over 1/4"

Yes

There was a crack with about a 1/4 inch in size. Recommend having the crack patched and sealed as well as any others along the walls and floor. Recommend questioning the seller on any related issues. Suggest contacting a contractor for estimates and evaluation of repair.

Standard Full Home Inspection Summary Report



rt side



back



back window



back

7. Exterior Structure - Siding Condition

Attention

Replacing the damaged and/or missing siding is recommended to prevent potential moisture penetration from occurring. Recommend having a contractor evaluate and repair/replace as needed.



missing siding exposing wood

8. Exterior Structure - Double Pane Seals/Insulating Windows

Attention

The inspection has identified a double pane insulating window that has lost its vacuum seal between the panes of glass. The condition is identified by signs of fogging or condensation build up in between the glass panes. This condition will reduce visibility out of the window over time. The condition reduces the insulating value only slightly. Replacing the window glass may be considered at some time in the future as the visibility out the window reduces.

Standard Full Home Inspection Summary Report



left front bedroom



master bedroom front



window master bath

Standard Full Home Inspection Summary Report

Many windows through out the house do not stay raised in place. It appears that the sash cords are in need of replacement/repair. Contacting the window manufacturer is recommended.



does not stay raised



right side top floor

9. Exterior Structure - Window Glass

Attention

There is a window that has a crack in the glass. Consideration may be given to repairing at this time.



front left

10. Exterior Structure - Eave/Soffit Areas

Attention

The inspector has noted a wood deterioration on the eave/soffit areas around the structure. Recommend repairing as required.

Standard Full Home Inspection Summary Report



soffit rt front



pulling away from house

11. Detached Garage - Detached Garage General Statement(s)

the garage structure leans to left and is loaded with a lot of storage recommend contractor evaluate



post is straight garage leans left

missing window back lets rain snow rodents in recommended install



12. Detached Garage - Vegetation Clear From Structure

Attention

There is vegetation growing up against the exterior surface material. All vegetation should be trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material as well as limiting the view of the home. It is recommended that any over-hanging tree branches be trimmed.



13. Detached Garage - Roof Condition

N/A

roof covered with snow recommend roofer evaluate



14. Detached Garage - Door Seal(s)

Maintenance

door seal left



15. Detached Garage - Automatic Opener(s)

Attention

the garage door opener opened and closed but had no safety eyes on down pressure release to stop door



no eyes install

16. Detached Garage - Electrical Service

Maintenance

garage opener should have its own electrical outlet not extension cord for power



17. Detached Garage - Floor/Foundation

Attention

The accessible areas of the garage floor appeared to be functional at the time of the inspection. There were many areas that were inaccessible to inspection due to the large amount of stored items in the garage (cluttered condition). A condition may exist that was not visible at the time of the inspection. Reinspecting the garage area is recommended as issues may become visible once the structure is vacated.



18. Main Entry Door - Dead Bolts

Yes

Recommend changing the locks after moving into the home.



19. Other Ext. Entry Doors - Door Fit

Attention

could not be opened closed shut with wood



20. Other Ext. Entry Doors - Locks

Attention

no locks and door handle installed recommend contractor install



no locks or handle

21. Roof - Vents/Chimneys/Covers

Attention

the brick work around chimney need to be repaired recommend mason to evaluate and repair



covers too close to each other recommend repair



22. Structure - Bathroom(s)

3

master tub and faucet not installed properly recommend plumber evaluate and repair



23. Structure - Interior Stairway Structure

Attention

There is no stairway banister, recommend installing to provide safe use of the stairs.

Standard Full Home Inspection Summary Report

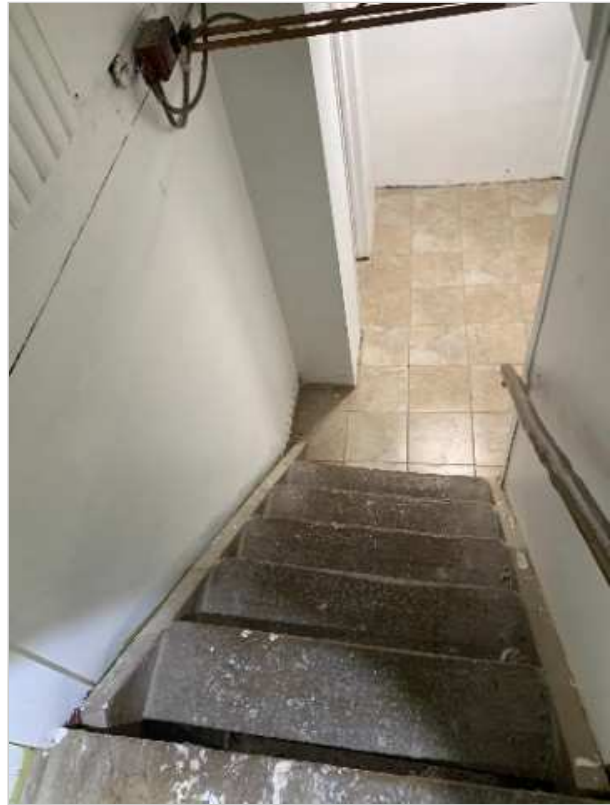


The stairway banister is loose and should be resecured to provide safe use.

Standard Full Home Inspection Summary Report



stairway to attic



basement



basement

Standard Full Home Inspection Summary Report

second set of stairs to basement are narrow and have no back plate recommend contractor evaluate

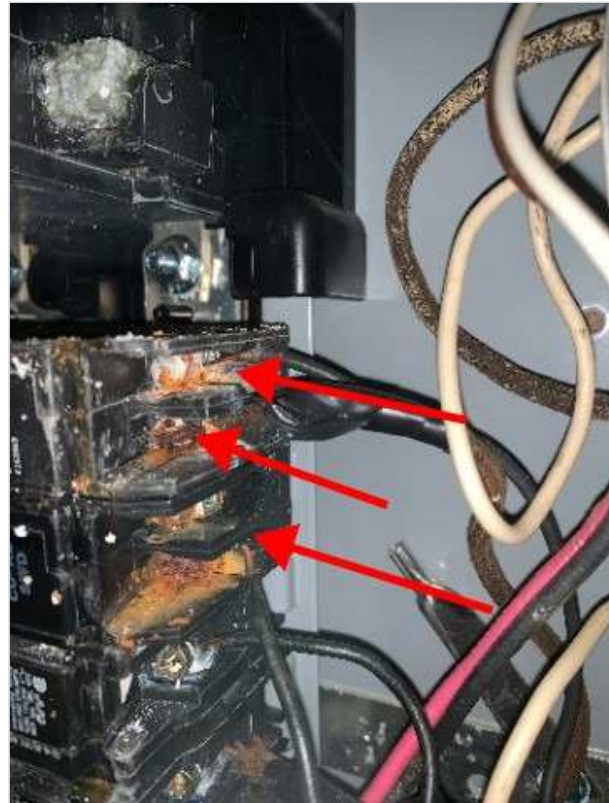


24. Electrical Service - Panel Cover(s) Removed

Yes

inside panel shows moisture recommend electrician evaluate

Standard Full Home Inspection Summary Report

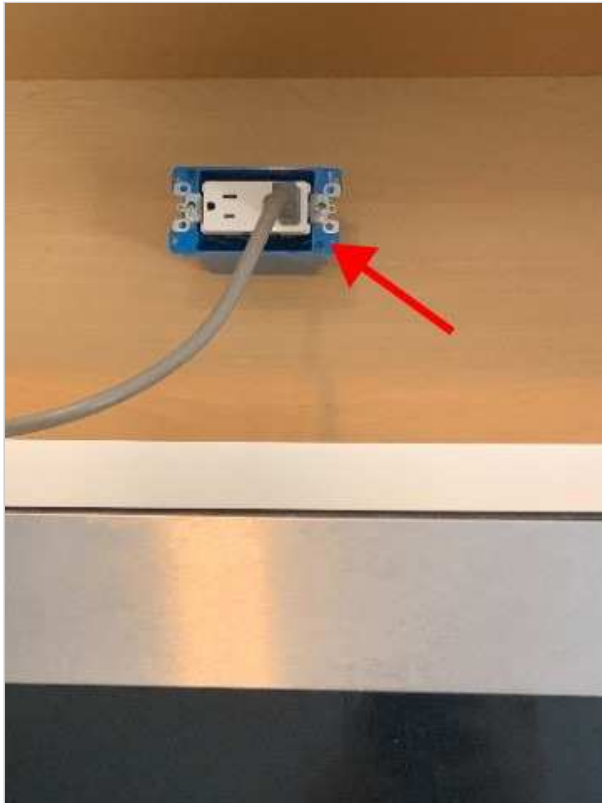


25. Electrical Service - Outlets, Switches, Junction Boxes, Lighting

Attention

The inspector was able to identify and report on the condition of those outlets, switches and junction boxes that were visible and accessible at the time of the inspection.

Standard Full Home Inspection Summary Report



outlet cover



exposed wire and outlet box



exposed wire



exposed wire before attic closet



wire not unsheathed and no electrical nut
connecting to panel

26. Heating System - Ducts/Returns/Radiators

Attention

many of the baseboard and radiator did not respond when heat was tuned up and exposed piping to baseboard

Standard Full Home Inspection Summary Report



stairway radiator





exposed pipes



exposed pipe

27. Heating System - Non-Heated Area(s)

basement attic

no heat in finished attic



28. Heating System - Service Notes/Filter Size

No Service Noted or Missing Tag

There does not appear to be any visible posted service notes attached to heating unit. The inspector recommends questioning the seller to see if it has been serviced and if not then a qualified technician perform a service cleaning, tune-up, full unit evaluation and a review of the entire unit. Heating units need annual service and cleaning as a health and safety consideration. Service/evaluation s recommend evaluation for possible replacement



29. Utility Basement - Moisture/Dampness

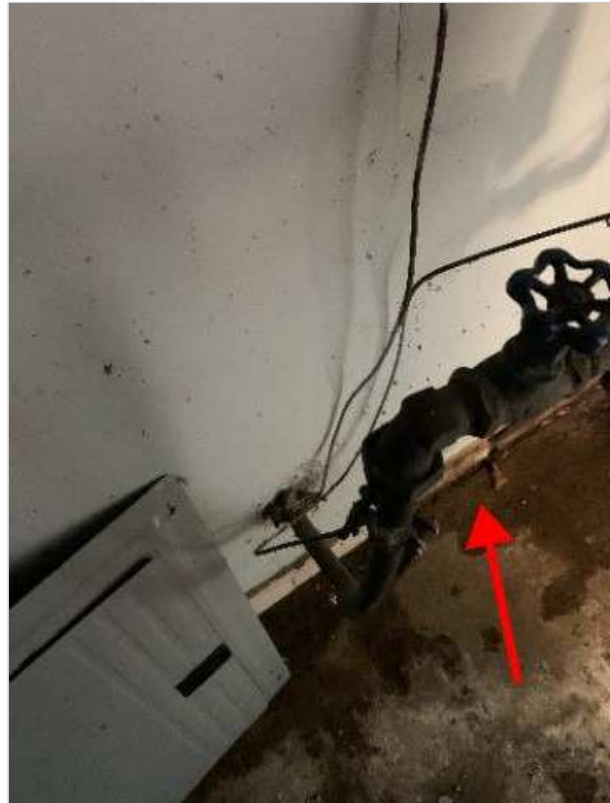
Attention

There was efflorescent visible along the perimeter foundation wall. Efflorescence is an indication of small amounts of moisture penetration through the concrete foundation. Correcting the grading, vegetation next to the foundation, redirecting any/all sprinklers away from the structure, and installing splash blocks at the downspouts will help in this area. Sealing the floor/walls with Drylock and adding a dehumidifier is also recommended. Also install a water sensor alarm. [Click for an alarm option](#) Monitoring this area during a heavy rainfall periods is recommended. Also recommend questioning the seller about any past issues.

Standard Full Home Inspection Summary Report



behind basement stairs



in electrical room



corner of electrical room

Standard Full Home Inspection Summary Report

30. Laundry Area - Laundry Area General Statement(s)

no washer and dryer units were installed and could not be tested for hook up and water drainage



31. Kitchen(s) - Kitchen(s) General Statement(s)

under cabinets not finished



32. Kitchen(s) - Stove/Cook Top

Electric

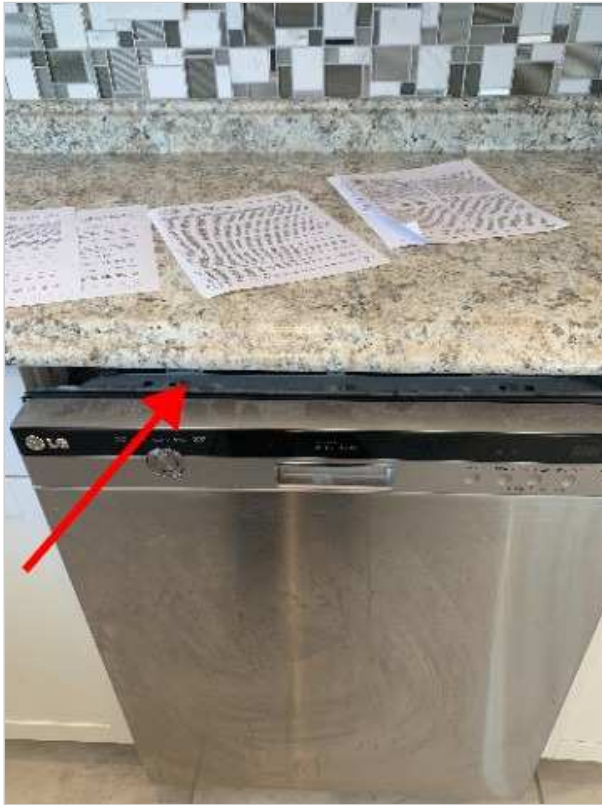
The unit was only operated as an on/off run. The stove top burners functioned oven could not be tested door was locked Recommend having repaired and obtaining the manufacturers manual on daily operations. This is not a guarantee/warranty on all settings.



33. Kitchen(s) - Dishwasher

Attention

The dishwasher was not found to be functional at the time of inspection. Recommend having an appliance technician evaluate and repair/replace as needed.



not mounted



dishwasher line not connected

34. Fire Place/Wood Stove - Firebox

Attention

The inspector recommends having the fireplace firebox system professionally evaluated and cleaned annually as a preventive maintenance/fire safety measure and prior to 1st use.



cracks along back



crack in fire box

35. Fire Place/Wood Stove - Flue Dampers

Attention

no damper door visible Contact a chimney repair company.

Standard Full Home Inspection Summary Report



FULL REPORT

Inspection General Information

Approximate Year Built 1930 Structure SF - Wood Sunny Present at Inspection: Bathrooms 3 Foundation Concrete Temperature 32 Bedrooms 3 Floors 2 ☒ Seller's Agent Inspection Optional Name Standard Full Home Inspection ☐ Buyer's Agent ☒ Client Report Number 022121SG Pest ICN ☐ Occupied

Attention

TIP: Keep cabinet doors open under sinks (keeps warm interior air circulating around plumbing) and make sure exterior is turned off from the inside. This will keep plumbing from freezing at a minimum if at all.

Snow Cover Present:

The ability of the home inspector to conclusively report on the condition of those items covered by snow is limited, or not possible at this time. Those sections of the exterior roof covering, roof mounted structures, projections, joints, flashings, exterior siding, foundation, decks, porches, steps, sidewalks, driveway, site grading, and other items that are visible and accessible will be reported on. Those sections of the above listed items either fully or partially covered with snow and inaccessible cannot be conclusively reported on and a condition hidden by the snow cover may or may not exist. Recommend reinspecting once the snow clears.

Structure Perimeter Exterior

1. Address Identification

Satisfactory

This is recommended for safety reasons because it is much easier for police or fire crews to locate the house in case of an emergency.



Home Inspection Details

(Italicized comments also appear in the summary report)

2. Foundation Material(s)

Concrete & Block

3. Site Drainage

Maintenance

The grading around the perimeter of the structure should slope one inch for every foot away from the structure. This will help prevent water from penetrating into and around the structure.





4. Vegetation Clear from Structure

No

There is vegetation growing up against the exterior surface material. All vegetation should be trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material as well as limiting the view of the home. It is recommended that any over-hanging tree branches be trimmed.

Home Inspection Details

(Italicized comments also appear in the summary report)



left side



rt front corner

5. Proper Earth-Wood Clearance

No

The inspection has revealed earth to wood contact around the perimeter of the structure. There should be no contact between the earth and the exterior wood members to prevent wood deterioration and a conducive condition for pest infestation. The inspector recommends providing at least 4-6 inches of clearance between the earth and wood material as a preventive maintenance measure.

6. Window Wells

Attention

window wells are installed but are pulling away from foundation

7. Visible Cracks

Yes

Visible cracks were noted along the foundation. Some are due to settlement and normal curing process of concrete. Recommend a contractor evaluate and repair.

8. Evidence of Animal Infestation

Yes

front rt under gutter screens installed to keep out rodents recommend asking seller about problem

hole next to electrical box shows rodent tunnel

9. Evidence of Separation over 1/4"

Yes

There was a crack with about a 1/4 inch in size. Recommend having the crack patched and sealed as well as any others along the walls and floor. Recommend questioning the seller on any related issues. Suggest contacting a contractor for estimates and evaluation of repair.

Exterior Structure

1. Flat Surface Material(s)

Vinyl

Vinyl siding should be cleaned annually, especially the north side of homes and behind vegetation where there is always a lack of sunlight with a product that can be purchased at a local hardware store. With proper care this siding should last for years to come.

Home Inspection Details

(Italicized comments also appear in the summary report)



2. Siding Condition

Attention

Home Inspection Details

(Italicized comments also appear in the summary report)

Replacing the damaged and/or missing siding is recommended to prevent potential moisture penetration from occurring. Recommend having a contractor evaluate and repair/replace as needed.

3. Painted Surfaces

Attention

Consideration will need to be given to replacing any deteriorated wood and painting/staining/sealing the structure within the next few years in order to protect the wood from water related damage and maintain a pleasing look. Periodic touch up is often needed in between paintings on those sides of the structure more prone to weathering.





4. Caulking Structure

Attention

The structure caulking around the windows and trim is showing wear. Consideration should be given to caulking the exterior trim and siding in order to provide long term protection to the exterior surface material. Moisture can/may have entered which cause unforeseen damage. Recommend contractor evaluate/repair. An annual inspection of these areas is recommended as preventative maintenance.



5. Double Pane Seals/Insulating Windows

Attention

Home Inspection Details

(Italicized comments also appear in the summary report)

The inspection has identified a double pane insulating window that has lost its vacuum seal between the panes of glass. The condition is identified by signs of fogging or condensation build up in between the glass panes. This condition will reduce visibility out of the window over time. The condition reduces the insulating value only slightly. Replacing the window glass may be considered at some time in the future as the visibility out the window reduces.

Many windows through out the house do not stay raised in place. It appears that the sash cords are in need of replacement/repair. Contacting the window manufacturer is recommended.

6. Window Glass

Attention

There is a window that has a crack in the glass. Consideration may be given to repairing at this time.

7. Window Screens

Functional

The existing screens are in satisfactory condition. Screens will wear over time.

8. Fascia Boards/Trim

Functional

9. Eave/Soffit Areas

Attention

The inspector has noted a wood deterioration on the eave/soffit areas around the structure. Recommend repairing as required.

Site Concrete and Paving

1. Driveway(s)/Parking

Not Visible

The driveway was covered in snow at the time of inspection and uninspectable.



2. Steps

Functional

3. Walkways

Not Visible due to snow

Detached Garage

1. Detached Garage General Statement(s)

Detached Garage General Statement(s)

the garage structure leans to left and is loaded with a lot of storage recommend contractor evaluate

missing window back lets rain snow rodents in recommended install

2. Vegetation Clear From Structure

Attention

There is vegetation growing up against the exterior surface material. All vegetation should be trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material as well as limiting the view of the home. It is recommended that any over-hanging tree branches be trimmed.

3. Exterior Siding

Attention

siding pulling away from garage



4. Roof Condition

N/A

roof covered with snow recommend roofer evaluate

5. Gutters/Down Spouts

Home Inspection Details

(Italicized comments also appear in the summary report)

Attention

gutters are pulling away from garage downspouts should be pitched 4-6 ft from building





down

6. Door Seal(s)

Maintenance
door seal left

7. Automatic Opener(s)

Attention
the garage door opener opened and closed but had no safety eyes on down pressure release to stop door

8. Electrical Service

Maintenance
garage opener should have its own electrical outlet not extension cord for power

9. Floor/Foundation

Attention
The accessible areas of the garage floor appeared to be functional at the time of the inspection. There were many areas that were inaccessible to inspection due to the large amount of stored items in the garage (cluttered condition). A condition may exist that was not visible at the time of the inspection. Reinspecting the garage area is recommended as issues may become visible once the structure is vacated.

Patios/Decking/Porches

1. Patios/Decking/Porches General Statement(s)

Patios/Decking/Porches General Statement(s)
back patio -deck could not be inspected covered with snow

front steps decking and railing appear to be installed correctly with no issues



2. Surface(s)
Satisfactory

3. Railings
Satisfactory

For child safety, it requires that guardrails be constructed so that a four-inch ball will not pass through the railing. Consideration should be given to modifying the guardrail as a preventive safety measure.



4. Steps/Handrails

Satisfactory

As the steps age, the nails securing the steps to the stringer supports loosen. As a preventive maintenance measure, consideration will need to be given to removing the nails and installing screws in their place to keep the steps secure.



5. Foundation/Framing
Satisfactory

Main Entry Door

1. Correct Application

Yes

2. Door Fit

Functional

3. Weather Strip

Attention

Weather-stripping will require replacement as it ages and wears. This is recommended to reduce drafts around the entry way.



4. Dead Bolts

Yes

Recommend changing the locks after moving into the home.

Other Ext. Entry Doors

1. Location(s)

off kitchen

2. Door Fit

Attention

could not be opened closed shut with wood

3. Locks

Attention

no locks and door handle installed recommend contractor install

Roof

1. Roof Cover Material(s)

Asphalt Shingle

2. Roof Type

Pitched

3. Cover Material Condition

Functional

The roof cover on this structure appears to be in satisfactory condition.

Home Inspection Details

(Italicized comments also appear in the summary report)



4. Flashing/Caulking

Functional

Preventive Care and Maintenance Recommendation. The inspector recommends that the caulking around the chimney(s), roof vents and flashing material be inspected and touched up on an annual basis. Caulking material can be purchased at a local home improvement center.

5. Indications of Leaking

No

At the time of the inspection, the inspector found no evidence that the roof system is currently leaking. A condition that was not visibly apparent may exist, and the inspector does NOT provide a warranty against any future roof leakage. Recommend check with the seller in regard to the history of the roof covering.

6. Gutters/Down Spouts

Attention

gutters are separating from house recommend repair



back left



rt side

7. Drains/Splash Blocks

Attention

The inspector would recommend installing splash blocks at all the down spouts when the gutter system is installed and slope the soil at the base of the blocks so that rain water can channel at least 4-6 feet away from the foundation for preventive considerations. Splash blocks can be purchased at a local hardware supply store for a few dollars a piece

Home Inspection Details

(Italicized comments also appear in the summary report)



front left



back



front right

Home Inspection Details

(Italicized comments also appear in the summary report)

8. Debris on Roof

None

There was no significant debris build up on the roof at the time of the inspection. Debris build up should be cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation.

9. Moss/Mildew

None

There is no moss growth on the roof. If Moss occurs the inspector recommends removing the moss growth at some time within the next 6-8 months. There are companies who will clean the roof and apply a material that will prevent regrowth.

10. Vents/Chimneys/Covers

Attention

the brick work around chimney need to be repaired recommend mason to evaluate and repair

covers too close to each other recommend repair

11. Roof Evaluated From

Ground

The roof cover was evaluated from the ground due to the pitch.



Utility Services

1. Electrical Services

Overhead

2. Overhead Service Lines

Functional

3. Fuel Storage Tank Location

out side next to garage

4. Fuel Storage Underground

No

The inspector was unable to verify the presence or absence of an underground fuel storage tank on the property. Recommend questioning the seller or homeowner as to determine if an UST is buried on the property.

5. Fuel Tank Condition

Not Fully Visible

The oil tank was not fully visible on all sides due to it being within an enclosure.



6. Fuel in Storage Tank

Unknown

At the time of the inspection it was not known how much was in the tank, but at least 12 inches of heating oil should remain in the tank at all times. If the oil level is allowed to get lower than 12 inches, the plumbing can become clogged with debris or sludge build up on the bottom of the tank. If the oil tank plumbing clogs, the heating system will shut down and require service by a technician.



7. Fuel Tank Plumbing

Unknown

Through a visual inspection the inspector is unable to determine the condition of the fuel line for the above fuel tank



8. Sewer

Septic/Cesspool/Sewer



9. Sewer Line Clean-out

Basement

The trap/clean-out is located in the basement.



10. Water Source

Public

11. Water Meter Location

Basement

12. Water Shutoff

At Meter

Structure

1. Approximate Year Built

Approximate Year Built 1930

Recommend obtaining exact year from deed of structure.

2. Bedroom(s)

Bedroom(s) 3

The inspector recommends door stops to prevent the knobs from damaging the wall material.

It is recommended that if high hats exist that all lighting be changed to LED fixtures that have the gasket to seal to the ceiling. This will save on electrical usage as well as heat loss through the light fixture.

Home Inspection Details

(Italicized comments also appear in the summary report)



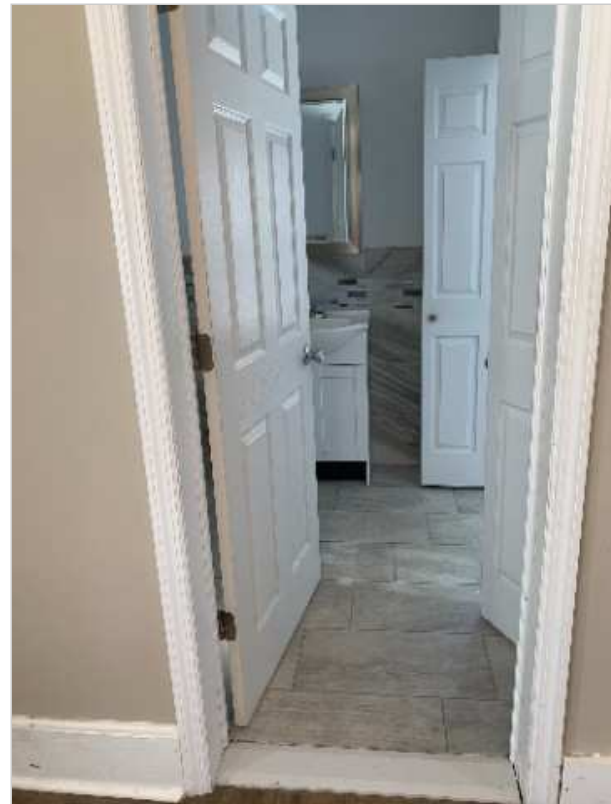
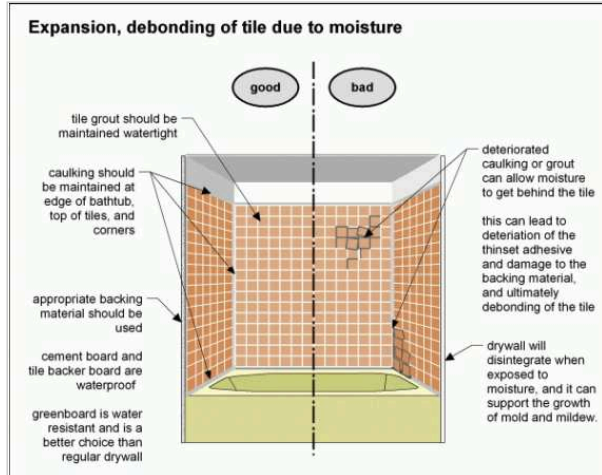
3. Bathroom(s)

Bathroom(s) 3

The caulking along water exposed areas in the bathroom(s) will provide protection. Caulking around bathtub and shower fixtures, along the tub and the floor, and around sinks should be maintained periodically to continue protection. [Click here for more information.](#)

Home Inspection Details

(Italicized comments also appear in the summary report)



master tub and faucet not installed properly recommend plumber evaluate and repair

4. Interior Walls

Drywall

5. Repairs Evident

Yes

Various ceiling repairs visible in 3rd floor Recommend questioning the seller as to the extent of repair and why.





6. Smoke Detector(s)

Satisfactory

The inspector noted the presence of one or more smoke/fire/CO detectors inside the structure. The inspector recommends testing the units prior to occupying the structure and every month to identify functional operation of the battery powered detectors. Functional smoke/fire detectors on each level of the structure is recommended outside any sleeping areas for increased safety awareness.

Today's NY Standards require either a wired unit or the NEW 10 year sealed battery detectors. It is recommended that they be upgraded as required.

[Click here for smoke detector guide](#)



7. Windows, Latches/Locks

Satisfactory

All accessible windows were inspected to see if they could be latched or locked. At the time of this inspection those latches and locks appeared to be satisfactory. This is a random test and in no way a guarantee that all window latches and locks are functional. Most windows will need periodic adjustment.

8. Furniture/Storage

Vacant

9. Interior Stairway Structure

Attention

There is no stairway banister, recommend installing to provide safe use of the stairs.

The stairway banister is loose and should be resecured to provide safe use.

second set of stairs to basement are narrow and have no back plate recommend contractor evaluate

10. Floor Structure

Wood Joists

11. Ceiling Structure

Not Visible

Due to no access to the attic. Recommend making an access to inspect for proper ventilation, insulation and rafter/sheathing condition.



12. Roof Structure

Not Visible

Due to finished attic. Recommend making an access to inspect for proper ventilation, insulation and rafter/sheathing condition.



13. Lead

N/A

The scope of this inspection does not include a lead in materials sampling inspection. For further information regarding lead based paint testing, please contact this inspection service.

The scope of this inspection does not include mold testing or in materials sampling inspection. If any issues or concerns, please contact a local testing company.

14. Asbestos Noted

N/A

The scope of this inspection does not include an asbestos in materials sampling inspection. Asbestos has been known to cause certain health hazards. Additional information on the health hazards of asbestos in a home can be acquired from the Environmental Protection Agency (EPA).

Electrical Service

1. Electrical Service General Statement(s)

Electrical Service General Statement(s)

WIN is now a Certified Home Energy Assessor. What this means we can assess the homes value accordingly as determined by the Department of Energy. Utilizing a formula based on construction and design and utility bills. You can get a report on what to do and how much it will cost to upgrade the existing home in return get lower utility bills. Call the office for more information.



2. Panel/Sub-Panel Location(s)

Basement

3. Service Size (Amps)/(Volts)

100 Amps

Our observation of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets, switches and the visible portion of the wiring. A large portion of the electrical system is hidden behind wall and ceilings.



4. Over Current Devices

Breakers

Our observation of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets, switches and the visible portion of the wiring. A large portion of the electrical system is hidden behind wall and ceilings.



5. Wire Method

Romex & BX Cable

6. Service to Panel

Copper

7. Panel to Structure

Copper

8. Panel Cover

Not Labeled

The breakers appear to have the benefit of no service labeling. The inspector recommends labeling the breakers in order to provide quick identification of service disconnects in the event of an emergency. Making sure that the previous owners labels are correct. The inspection does not verify each label to breaker, this is why its important to verify for correctness.



9. Panel Cover(s) Removed

Yes

The electrical panel cover was removed to provide access to the interior of the panel for inspection.



inside panel shows moisture recommend electrician evaluate

10. Breaker Configuration

Functional

11. Wire-Over Current Compatibility

Functional

Our observation of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets, switches and the visible portion of the wiring. A large portion of the electrical system is hidden behind wall and ceilings.



12. Receptacle Ground Verify

Attention

The inspector has SPOT CHECKED the three-prong female 110 volt electrical outlets throughout the structure, and has not found any that were not correctly grounded. NOTE! This is not a warranty and an undiscovered condition may exist.

Home Inspection Details

(Italicized comments also appear in the summary report)



attic



attic



hall bath

Home Inspection Details

(Italicized comments also appear in the summary report)

Some of the electrical outlets in the house are two pronged outlets and/or are not equipped with a ground circuit. There is certain electrical equipment that requires a ground circuit for proper operation. Considerations may need to be given to having an electrician install grounded outlets for these types of electrical appliances and/or devices. Considerations may need to be given to upgrading these outlets to GFI outlets to provide a level of ground fault protection and enable the user to plug in a 3 pronged device.



living room



basement

Home Inspection Details

(Italicized comments also appear in the summary report)



attic



living room

13. G.F.C.I. Protection

Yes

Current electrical requirements; require GFCI circuits to be located in areas where there is a higher potential danger of electrical shock (garage, bathrooms, kitchen, and exterior) outlets. There are outlets located in some of these areas already. It is recommended to have these as a health and safety issue. Contact an electrician for proper install.



14. Service Ground Verified

Yes

15. Outlets, Switches, Junction Boxes, Lighting

Attention

The inspector was able to identify and report on the condition of those outlets, switches and junction boxes that were visible and accessible at the time of the inspection.

Heating System

1. Heating System General Statement(s)

Heating System General Statement(s)

hot water is made from coil on boiler to provide hot water for house



boiler shows hot area around casing recommend evaluated and serviced



sheetrock need to be replaced over burner



2. Location(s)

Basement

There should be fire-rated material above the heating system. 5/8" sheetrock or acceptable material should be installed for proper fire safety, and a fire rated door with ventilation for areas where the heating system is enclosed.

Home Inspection Details

(Italicized comments also appear in the summary report)



3. System Type(s)/Info

Oil Fired Boiler

The Heating Unit Manufacturer is Weil McLain



4. Thermostat Location(s)

Living Room

5. Thermostat Condition

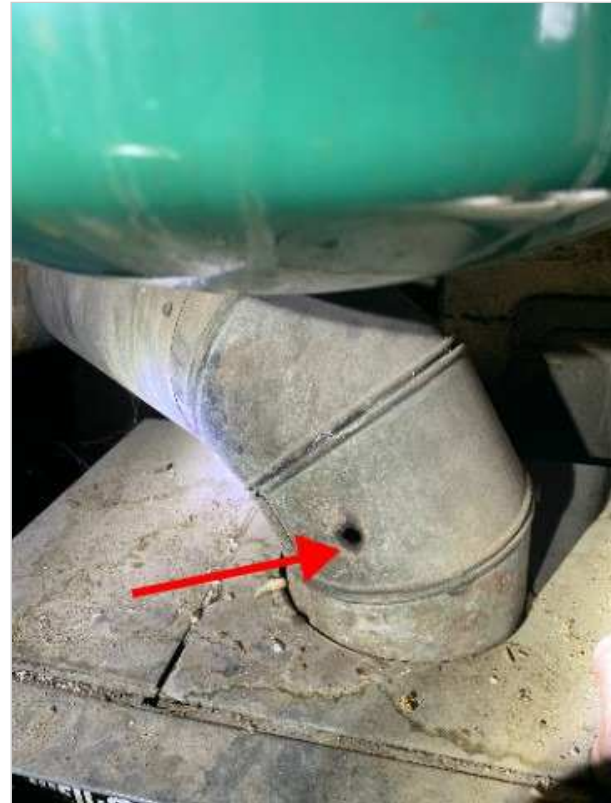
Functional

Functional at the time of the inspection.

6. Vents/Flues

Attention

The entire inner flue was not visible at the time of inspection. The inspector recommends having the flues cleaned and inspected annually by a chimney cleaning company. Any and all joints should be sealed with a metal heat tape.



test hole for tech recommend silver tape to cover hole

7. Ducts/Returns/Radiators

Attention

many of the baseboard and radiator did not respond when heat was tuned up and exposed piping to baseboard

8. Non-Heated Area(s)

basement attic

no heat in finished attic

9. Service Notes/Filter Size

No Service Noted or Missing Tag

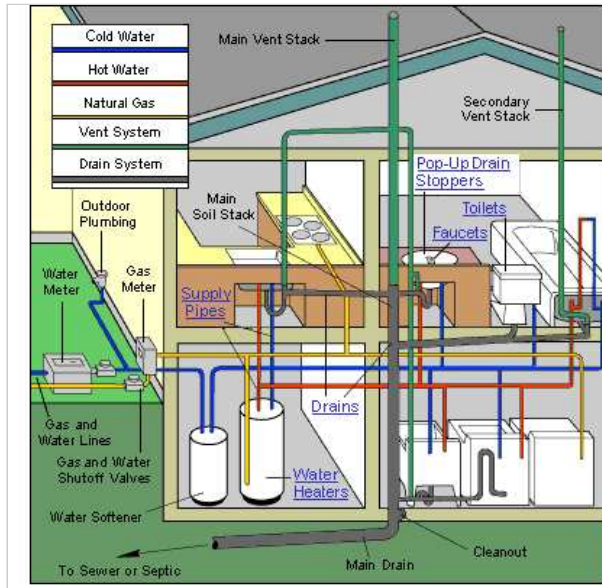
There does not appear to be any visible posted service notes attached to heating unit. The inspector recommends questioning the seller to see if it has been serviced and if not then a qualified technician perform a service cleaning, tune-up, full unit evaluation and a review of the entire unit. Heating units need annual service and cleaning as a health and safety consideration. Service/evaluation s recommend evaluation for possible replacement

Plumbing

1. Plumbing General Statement(s)

Plumbing General Statement(s)

basic home plumbing



2. Size Service to Structure

3/4 Inch

3. Structure Pipe Material

Copper

4. Waste Pipe Material

PVC/Cast Iron

5. Evidence of Leaks

No

6. Interior Water Flow

Functional

7. Exterior Water Flow

Not Tested

The exterior water was not checked, because the water was turned off for the season.

Utility Basement

1. Access Location

Off of Kitchen

2. Access (Stairs)

Attention

stairs to basement need to be evaluated by contractor



narrow

3. Exposed Ducts/Piping

Satisfactory

4. Living Area

Yes

Areas of the basement have been finished. The walls, flooring and/or ceiling make it impossible at this time to inspect the foundation. The interior structure of the basement appears to be satisfactory and functional.

Home Inspection Details

(Italicized comments also appear in the summary report)



5. Floor/Walls

Home Inspection Details

(Italicized comments also appear in the summary report)

Recommend applying a Dri-Lok material on the floor and walls before finishing. This will provide added sealing in these areas and also seal any small cracks in the cement.

6. Moisture/Dampness

Attention

Areas of the basement have been finished. The walls, flooring and/or ceiling make it impossible at this time to inspect the foundation. The interior structure of the basement appears to be satisfactory and functional.





There was efflorescent visible along the perimeter foundation wall. Efflorescence is an indication of small amounts of moisture penetration through the concrete foundation. Correcting the grading, vegetation next to the foundation, redirecting any/all sprinklers away from the structure, and installing splash blocks at the downspouts will help in this area. Sealing the floor/walls with Drylock and adding a dehumidifier is also recommended. Also install a water sensor alarm. [Click for an alarm option](#) Monitoring this area during a heavy rainfall periods is recommended. Also recommend questioning the seller about any past issues.

Laundry Area

1. Laundry Area General Statement(s)

Laundry Area General Statement(s)

no washer and dryer units were installed and could not be tested for hook up and water drainage

2. Location

adjacent to 1st floor bath

3. Floor Condition

Satisfactory

The visible portions of the laundry area flooring appear to be in satisfactory condition at this time.

Note: The inspector does not move the washer and dryer to inspect behind or under them. A visual inspection of the readily accessible portions of the floor was performed.



Kitchen(s)

1. Kitchen(s) General Statement(s)

Kitchen(s) General Statement(s)

[Click Here for a lifespan list on appliances](#)

Major Home Appliances (Excludes Commercial Appliances)			
Life Expectancy (Years)	Low	High	Average
Trash Compactors	7	12	11
Dryers, Electric	11	18	14
Dryers, Gas	11	16	13
Dishwashers	9	16	12
Garbage Disposals	10	15	13
Freezers	12	20	16
Microwaves	5	10	8
Ranges, Electric	13	20	16
Ranges, Gas	15	23	19
Ranges, Hoods	9	19	14
Refrigerators, Compact	4	12	8
Refrigerators, Standard	10	18	14
Washing Machines	8	16	12

Life expectancy of appliances as reported in the 23rd annual portrait of the U.S. appliance industry.
Regular maintenance can help extend your appliance's lifetime; however, it can come to a point where it

under cabinets not finished

2. Under Sink Inspection

Satisfactory

Home Inspection Details

(Italicized comments also appear in the summary report)

The shelf under the sink usually is storage for many liquids which over time will spill. The bottom of the cabinet will be damaged. Recommend installing a rubber sheet or tile. This will make cleaning easier and maintain the cabinet.



3. Drains Appear Clear

Yes

4. Stove Exhaust Fan

Functional

there an exhaust filter under microwave



5. Water For Refrigerator

No

6. Stove/Cook Top

Electric

The unit was only operated as an on/off run. The stove top burners functioned oven could not be tested door was locked Recommend having repaired and obtaining the manufacturers manual on daily operations. This is not a guarantee/warranty on all settings.

7. Built-in Microwave Operational

Yes

There is a microwave. A spot run was done and appears to be functioning properly. This is not a warranty or guarantee of all settings and options available on the unit.



8. Counter Tops

Satisfactory

9. Drawers/Doors

Satisfactory

10. Dishwasher

Attention

The dishwasher was not found to be functional at the time of inspection. Recommend having an appliance technician evaluate and repair/replace as needed.

Fire Place/Wood Stove

1. Solid Fuel/Gas Logs/Gas Appliance

Attention

There is a fireplace in this home. This inspection does not cover code clearances and improper installation. Recommend further evaluation and repair by a qualified fireplace professional.



2. Exterior Chimney(s) Condition

Functional

Inspection of the chimneys exterior did not reveal any conditions that would require immediate repair or service at this time. A program of regular inspection by a chimney professional is recommended for the continued safe operation of the system.

3. Firebox

Attention

The inspector recommends having the fireplace firebox system professionally evaluated and cleaned annually as a preventive maintenance/fire safety measure and prior to 1st use.

4. Flue Dampers

Attention

no damper door visible Contact a chimney repair company.

5. Flue Condition

Not Visible

The chimney flue(s) was not visible. The inspector recommends having the fireplace system professionally evaluated and cleaned annually as a preventive maintenance/fire safety measure.



6. Rain Cap/Spark Arrestor
Yes