



Allstate Home Inspections LLC

6 Hedge Ln
Merrick NY 11566-4405
Inspector: Andrew Voutsinas
NYS # 16000069743



Sample Report






Client(s): **John Doe**
Property address: **123 Sample St**
New York NY 11100
Inspection date: **Saturday, May 02, 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 safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist

 Monitor	Recommend monitoring in the future
 Comment	For your information

General Information


Report number: 1000
Time started: 9:00 AM
Time finished: 2:30PM
Present during inspection: Client
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Sunny
Temperature during inspection: Warm
Inspection fee: free
Type of building: Single family
Buildings inspected: One house, One detached garage
Number of residential units inspected: 1
Age of main building: 55
Source for main building age: Municipal records or property listing
Front of building faces: North
Main entrance faces: North
Occupied: Yes, Furniture or stored items were present

- 1)  Microbial growths were found at one or more locations in the crawl space. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit: <http://www.reporthost.com/?MOLDCDC>
<http://www.reporthost.com/?MOLDEPA>

Appear to be mold further evaluation recommended



Photo 1-1
appears to be mold

- 2)  Some areas and items at this property were obscured by furniture. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level

Condition of driveway: Appeared serviceable, obstructions not fully visible

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood


- 3)  Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.



Photo 3-1

Missing guard rail on right side of stairs


- 4)  Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.



Photo 4-1

Tree route protruding from sidewalk


- 5)  One or more treads at exterior stairs were loose. This is a potential fall hazard. Recommend that a qualified person repair as necessary.



Photo 5-1

loose nails and movement on step tread needs to be secured properly



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- 6)  Guardrails at one or more locations with drop-offs higher than 30 inches were loose, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.



Photo 6-1

guard rail needs more structural support

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- 7)  Soil was in contact with or close to wooden stairs at one or more locations. This is a conducive condition for wood-destroying organisms. Soil should be graded and/or removed so no wood-soil contact is present, if possible. Otherwise, installing products such as borate-based Impel rods may help to prevent infestation and damage. For more information, visit:

<http://www.reporthost.com/?IMPEL>



Photo 7-1
wood touching soil


- 8)  The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.



Photo 8-1
low area depression water not draining correctly


- 9)  One or more significantly-sized diseased or dead trees were found on the property grounds and may pose of risk of damaging building(s). Recommend that such trees be removed by a qualified tree service contractor or certified arborist.



Photo 9-1
carpenter Aunt infestation at front tree


- 10)  Driveway not fully visible



Photo 10-1
Driveway not fully visible


11)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 11-1
sidewalk cracks



Photo 11-2
sidewalk cracks



Photo 11-3
Pavers falling apart

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full

evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground, from windows

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Vinyl, Brick veneer

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space, Concrete slab on grade

Foundation/stem wall material: Poured in place concrete


12)  sections of siding and/or trim were loose and/or damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 12-1
aluminum fascia cover loose



Photo 12-2
Open holes not sealed



Photo 12-3
loose fascia capping



Photo 12-4
Corner siding post damaged/missing


13)  The masonry (brick or stone) veneer was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar or replacing broken or missing masonry.



Photo 13-1
Brick Vanier pulling away from building


14)  One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 14-1
Corner of window capping loose

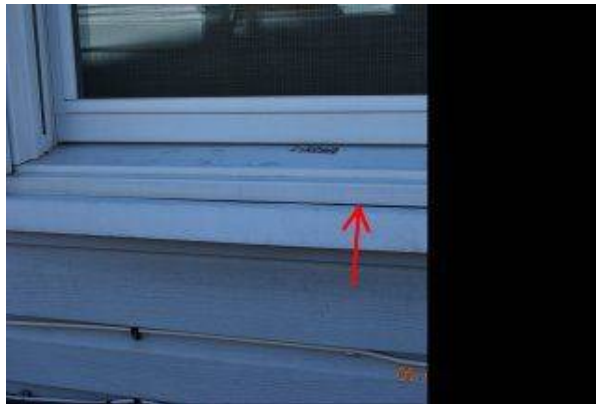


Photo 14-2
missing caulk



Photo 14-3
Broken window capping



Photo 14-4
Gap at garage door very large



Photo 14-5
penetrations not sealed



Photo 14-6
window missing caulk


15)  Some nail heads at the composition wood siding were protruding from the wood, or had been nailed in so as to break the surface of the siding, and caulk was missing. Most manufacturers of composition wood siding specify that nail heads should be flush with the surface, and that the surface of the siding should not be broken. If broken, then caulk should be applied to the nail heads to prevent water penetration and subsequent deterioration of the siding. Recommend that a qualified person repair per the siding manufacturer's specifications.



Photo 15-1
Satellite screw penetrations not caulked



Photo 15-2
Satellite screw penetrations not caulked


16)  One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



Photo 16-1
slab crack in crawl space floor



Photo 16-2
slab cracks in crawl space floor



Photo 16-3
horizontal foundation cracks



Photo 16-4
Horizontal foundation cracks



Photo 16-5
horizontal foundation cracks



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- 17)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.




Photo 17-1
vegetation too close to building structure

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- 18)  Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.


**Photo 18-1**

Tree over house needs to be trimmed back

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- 19)  Caulk was missing in some areas. For example, around windows. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <http://www.reporthost.com/?CAULK>

**Photo 19-1**

missing caulk at window

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- 20)  Firewood was stored so that it was in contact with or close to the building exterior. This is a conducive condition for wood-destroying organisms. Recommend storing firewood outdoors in an open area, and as far away from buildings as practical to keep insects away from buildings. For more information visit: <http://www.reporthost.com/?FWWDI>

**Photo 20-1**

Firewood too close to building structure

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Traversed

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Concrete, Steel

Beam material: Solid wood

Floor structure above: Solid wood joists, Not determined (inaccessible or obscured)

Condition of insulation underneath floor above: Appeared serviceable


Insulation material underneath floor above: Fiberglass roll or batt

Condition of vapor barrier: Not determined (inaccessible or obscured)

Vapor barrier present: Not determined (inaccessible or obscured)

Condition of crawl space ventilation:

Ventilation type: without vents

21)  Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:


- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.



Photo 21-1

evidence of prior water damage

22)  One or more adjustable steel columns were found. Some adjustable steel columns are rated for permanent use, but some are not. Based on the inspector's observations, columns in this building may not be rated for permanent use and may pose a safety risk

for collapse. Recommend that a qualified contractor familiar with regulations surrounding use of such columns evaluate and repair if necessary, and per standard building practices.



Photo 22-1
use of temporary support columns



23)  One or more beams had less than 1 1/2 inches of their end(s) resting on the post, sill or foundation below. At least 1 1/2 inches of each beam end should rest on support surfaces below when the nearest mid-span support (post) is more than 16 inches away. Such beam ends may collapse or settle. Recommend that a qualified contractor evaluate and repair per standard building practices.



Photo 23-1
support of beam inadequate

24)  Ventilation for the crawl space was substandard. There were no vents visible. This can result in high levels of moisture in the crawl space and is a conducive condition for wood-destroying organisms. One square foot of vent area should be installed for 150 square feet of crawl space. Vents should be evenly distributed and within a few feet of corners to promote air circulation. Recommend that a qualified contractor install or improve venting per standard building practices.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)


25)  Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 25-1

Down spout too close to foundation



Photo 25-2

down spout too close to foundation



Photo 25-3


26)  One or more downspouts were leaking. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 26-1
Missing section of down spout

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses, Rafters

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): R-11, R-13

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Gable end vents


27)  One or more exhaust fan ducts terminated at a soffit vent rather than at a dedicated hood or cap. Soffit vents are designed to allow cool air to be drawn into the attic, and to prevent excess moisture from accumulating in the attic. When such ducts are routed to terminate at soffit vents, the moist exhaust air may flow back into the attic and the soffit venting will be reduced. Recommend that a qualified contractor repair per standard building practices. For example, by installing approved hoods or caps at the roof surface or exterior wall(s), and permanently securing exhaust ducts to them.



Photo 27-1
exhaust fan mounted on inside of gable vent blocking it from properly venting the attic

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Metal

Condition of garage vehicle door(s): Not determined (inaccessible or obscured)

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Not determined (not plugged in, no power, etc.)

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: None

28) Garage exterior wall has no Insulation



Photo 28-1

exterior garage wall missing insulation

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 2

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): 200

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

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Laundry room
Condition of branch circuit wiring: Serviceable
Branch circuit wiring type: Non-metallic sheathed
Ground fault circuit interrupter (GFCI) protection present: Yes


29)  One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip at the kitchen and/or exterior. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.



Photo 29-1
kitchen outlet not protected by GFCI and does not trip any other GFCI outlet in the area



30)  Extension cords were being used as permanent wiring at one or more locations. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.



Photo 30-1
use of electrical extension cord as permeate wiring



Photo 30-2
use of electrical extension cord as permeate wiring

31)  One or more cover plates installed outside were damaged. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair as necessary.


32)  One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 32-1
Broken exterior outlet cover


33)  The legend for circuit breakers or fuses in panel(s) #A was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.



Photo 33-1
breakers missing labels


34)  Grounding clamp at main cold water pipe corroded, recommend replacement by a licensed electrical contractor



Photo 34-1
corroded grounding clamp

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage

disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Crawl space

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Cast iron

Vent pipe condition: Appeared serviceable

Vent pipe material: Cast iron

Sump pump installed: Yes

Condition of sump pump: Appeared serviceable

Sewage ejector pump installed: No

Type of irrigation system supply source: Public

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter



35)  Significant corrosion was found in some pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and repair as necessary.



Photo 35-1
evidence of pipe corrosion



Photo 35-2
signs of corrosion at copper elbows

36)  The sump pump discharge pipe was routed so that it drained close to the foundation. Prolonged, high levels of moisture in soil can cause foundation settlement and failure. If drainage is near a crawl space or basement, water can accumulate in these spaces. Recommend that a qualified contractor repair as necessary so the discharge pipe terminates well away from the foundation and to soil that is sloping down and away from the foundation.

**Photo 36-1**

Drain from sump pump needs to be permanently installed away from foundation

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Integral with heating system, with storage tank

Energy source: Natural gas



Capacity (in gallons): 30

Temperature-pressure relief valve installed: Yes

Location of water heater: Laundry room

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 121

37)   The temperature-pressure relief valve drain line . This is a potential safety hazard due to the risk of explosion from restricted flow. A qualified plumber should repair per standard building practices. For more information, visit: <http://www.reporthost.com/?TPRVALVE>



38)   The temperature-pressure relief valve drain line was too short. 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. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor, or routing it to drain outside. For more information, visit: <http://www.reporthost.com/?TPRVALVE>



Photo 38-1
TPR valve missing discharge copper pipe

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Radiant

General heating distribution type(s): Pipes and radiators

Condition of hydronic or steam heat system: Appeared serviceable

Type of hydronic or steam heat: Hydronic (hot water), Circulating pump, Radiators

Hydronic or steam heat fuel type: Natural gas

Condition of burners: Appeared serviceable

Type of combustion air supply: No dedicated source visible, uses room air

Condition of venting system: Appeared serviceable

Condition of cooling system and/or heat pump: Not determined

39) The drain line that was installed for the boiler's temperature-pressure relief valve is made of plastic/rubber material . This is a potential safety hazard when the valve opens the drain line may melt. Recommend that a qualified heating contractor or plumber install a proper drain line per standard building practices



Photo 39-1
boiler drain hose made out of rubber

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Appeared serviceable

Wood-burning fireplace type: Masonry

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Masonry

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Natural gas

Type of ventilation: ducted to exterior

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

40) Plumbing under the sink was not fully visible



Photo 40-1

kitchen drain and plumbing under sink not fully visible

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures

are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; 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 and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, 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. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl, Wood, Double-hung, Casement

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Wood or wood products, Tile, Concrete

Condition of stairs, handrails and guardrails: Appeared serviceable


Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of past wood-destroying insects: Yes

Visible evidence of damage by wood-destroying insects: Yes

Visible evidence of conditions conducive to wood-destroying organisms: Yes

41)  Evidence of past infestation of carpenter ants was found at location(s) # in the form of with . Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.



Photo 41-1
carpenter Aunt infestation at front tree

42) 🔑🔍 Evidence of past infestation of termites was found at location(s) # in the form of with no visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

Termite Traps around the perimeter of the house



Photo 42-1
Evidence of prior Termite baiting system

Your default report footer here...



Allstate Home Inspections LLC

6 Hedge Ln
Merrick NY 11566-4405
Inspector: Andrew Voutsinas
NYS # 16000069743










Summary

Client(s): **John Doe**
Property address: **123 Sample St**
New York NY 11100
Inspection date: **Saturday, May 02, 2015**


This report published on Wednesday, October 28, 2015 12:52:00 AM EDT

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

Concerns are shown and sorted according to these types:









	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

General Information






- 1  - Microbial growths were found at one or more locations in the crawl space. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit: <http://www.reporthost.com/?MOLDCDC>
<http://www.reporthost.com/?MOLDEPA>




Appear to be mold further evaluation recommended

Grounds




- 3  - Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.
- 4  - Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.
- 5  - One or more treads at exterior stairs were loose. This is a potential fall hazard. Recommend that a qualified person repair as necessary.
- 6  - Guardrails at one or more locations with drop-offs higher than 30 inches were loose, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.
- 7  - Soil was in contact with or close to wooden stairs at one or more locations. This is a conducive condition for wood-destroying organisms. Soil should be graded and/or removed so no wood-soil contact is present, if possible. Otherwise, installing products such as borate-based Impel rods may help to prevent infestation and damage. For more information, visit: <http://www.reporthost.com/?IMPEL>
- 8  - The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.
- 9  - One or more significantly-sized diseased or dead trees were found on the property grounds and may pose of risk of damaging building(s). Recommend that such trees be removed by a qualified tree service contractor or certified arborist.
- 10  - Driveway not fully visible
-

Exterior and Foundation

- 12  - sections of siding and/or trim were loose and/or damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.
- 13  - The masonry (brick or stone) veneer was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar or replacing broken or missing masonry.
- 14  - One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.
- 15  - Some nail heads at the composition wood siding were protruding from the wood, or had been nailed in so as to break the surface of the siding, and caulk was missing. Most manufacturers of composition wood siding specify that nail heads should be flush with the surface, and that the surface of the siding should not be broken. If broken, then caulk should be applied to the nail heads to prevent water penetration and subsequent deterioration of the siding. Recommend that a qualified person repair per the siding manufacturer's specifications.
- 16  - One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.






- 17**  - Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.
- 18**  - Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.
- 19**  - Caulk was missing in some areas. For example, around windows. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <http://www.reporthost.com/?CAULK>

Crawl Space



21    - Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains


Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.

- 22**   - One or more adjustable steel columns were found. Some adjustable steel columns are rated for permanent use, but some are not. Based on the inspector's observations, columns in this building may not be rated for permanent use and may pose a safety risk for collapse. Recommend that a qualified contractor familiar with regulations surrounding use of such columns evaluate and repair if necessary, and per standard building practices.
- 23**   - One or more beams had less than 1 1/2 inches of their end(s) resting on the post, sill or foundation below. At least 1 1/2 inches of each beam end should rest on support surfaces below when the nearest mid-span support (post) is more than 16 inches away. Such beam ends may collapse or settle. Recommend that a qualified contractor evaluate and repair per standard building practices.
- 24**  - Ventilation for the crawl space was substandard. There were no vents visible. This can result in high levels of moisture in the crawl space and is a conducive condition for wood-destroying organisms. One square foot of vent area should be installed for 150 square feet of crawl space. Vents should be evenly distributed and within a few feet of corners to promote air circulation. Recommend that a qualified contractor install or improve venting per standard building practices.

Roof






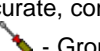
- 25**  - Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.
- 26**  - One or more downspouts were leaking. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Attic and Roof Structure


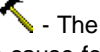
- 27**  - One or more exhaust fan ducts terminated at a soffit vent rather than at a dedicated hood or cap. Soffit vents are designed to allow cool air to be drawn into the attic, and to prevent excess moisture from accumulating in the attic. When such ducts are routed to terminate at soffit vents, the moist exhaust air may flow back into the attic and the soffit venting will be reduced. Recommend that a qualified contractor repair per standard building practices. For example, by installing approved hoods or caps at the roof surface or

exterior wall(s), and permanently securing exhaust ducts to them.



Electric

- 29**  - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip at the kitchen and/or exterior. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.
- 30**  - Extension cords were being used as permanent wiring at one or more locations. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.
- 31**  - One or more cover plates installed outside were damaged. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair as necessary.
- 32**  - One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.
- 33**  - The legend for circuit breakers or fuses in panel(s) #A was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.
- 34**  - Grounding clamp at main cold water pipe corroded, recommend replacement by a licensed electrical contractor



Plumbing / Fuel Systems

- 35**  - Significant corrosion was found in some pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and repair as necessary.
- 36**  - The sump pump discharge pipe was routed so that it drained close to the foundation. Prolonged, high levels of moisture in soil can cause foundation settlement and failure. If drainage is near a crawl space or basement, water can accumulate in these spaces. Recommend that a qualified contractor repair as necessary so the discharge pipe terminates well away from the foundation and to soil that is sloping down and away from the foundation.

Water Heater

- 37**  - The temperature-pressure relief valve drain line . This is a potential safety hazard due to the risk of explosion from restricted flow. A qualified plumber should repair per standard building practices. For more information, visit:
<http://www.reporthost.com/?TPRVALVE>
- 38**  - The temperature-pressure relief valve drain line was too short. 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. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor, or routing it to drain outside. For more information, visit:
<http://www.reporthost.com/?TPRVALVE>

Wood Destroying Organism Findings

- 41**  - Evidence of past infestation of carpenter ants was found at location(s) # in the form of with . Recommend the following:
- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
 - Consult with the property owner about any history of infestation.
 - Have a state-licensed pest control operator evaluate further and treat as necessary.
- 42**  - Evidence of past infestation of termites was found at location(s) # in the form of with no visible wood damage. Recommend the following:
- Correct any conducive conditions for wood-destroying organisms mentioned in this report.

- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.

Termite Traps around the perimeter of the house