



For the Property at:
123 MAIN AVE
MY VILLAGE, NY 00000

Prepared for: JOHN HOMEOWNER
Inspection Date: Friday, June 13, 2014
Prepared by: John Hurst



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SUMMARY

123 Main Ave, My Village, NY June 13, 2014

Report No. 1007

www.suffolkpropertyinspector.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

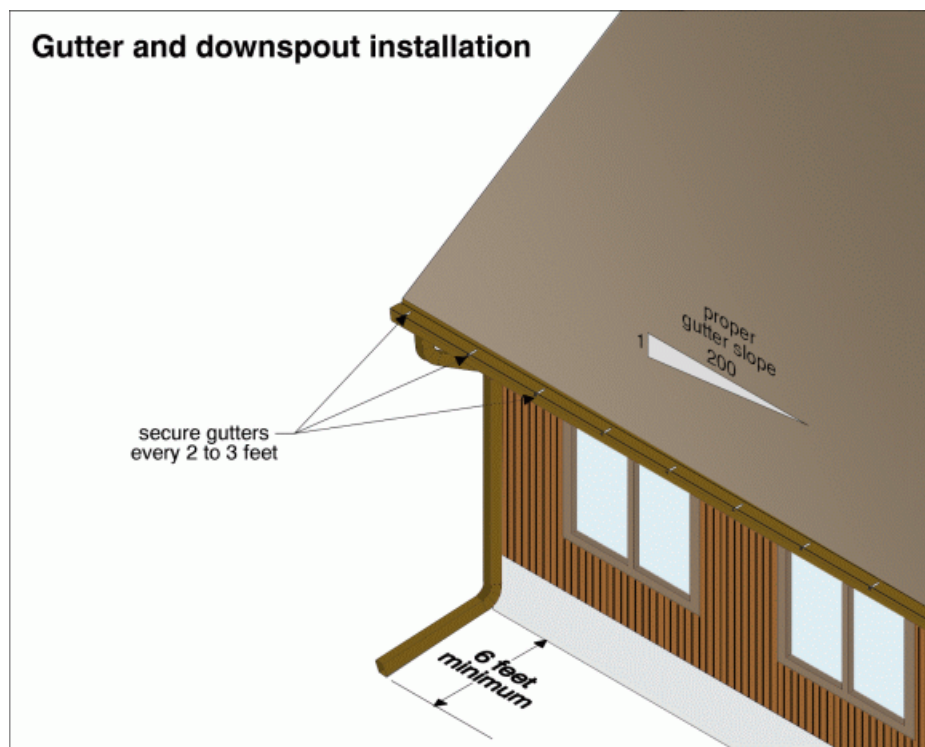
Condition: • [Downspouts end too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various First Floor

Task: Improve

Cost: Minor



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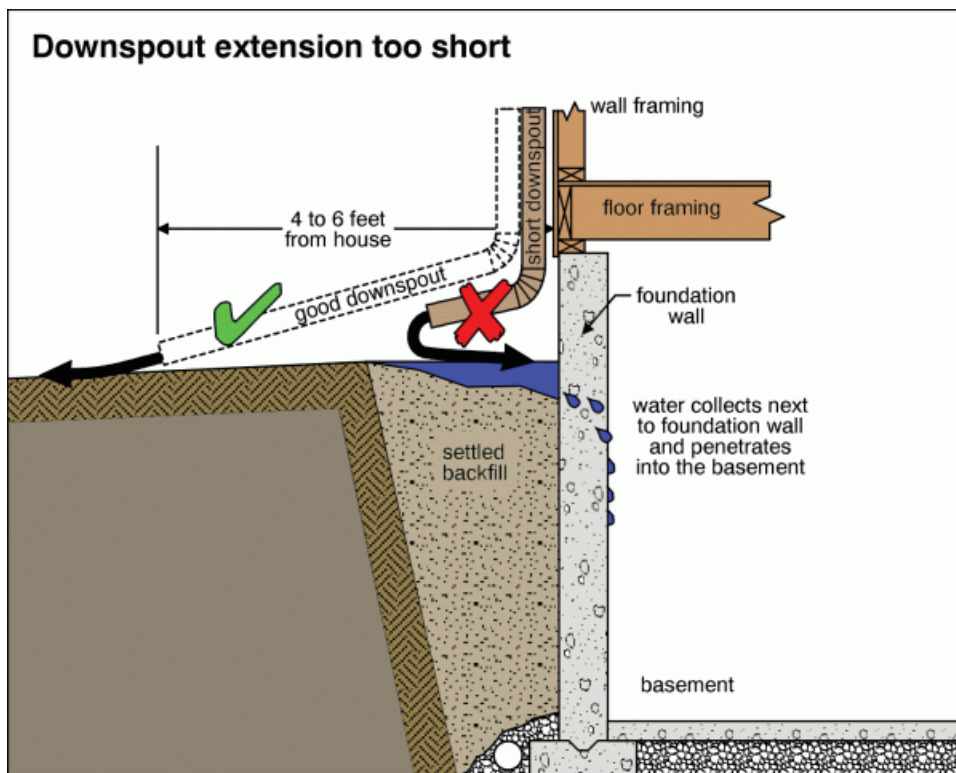
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1. Downspouts end too close to building

BASEMENT ENTRANCES \ Basement stairwells

Condition: • [Drains missing, clogged or undersized](#)

Needs to be kept clear of debris for proper drainage

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement

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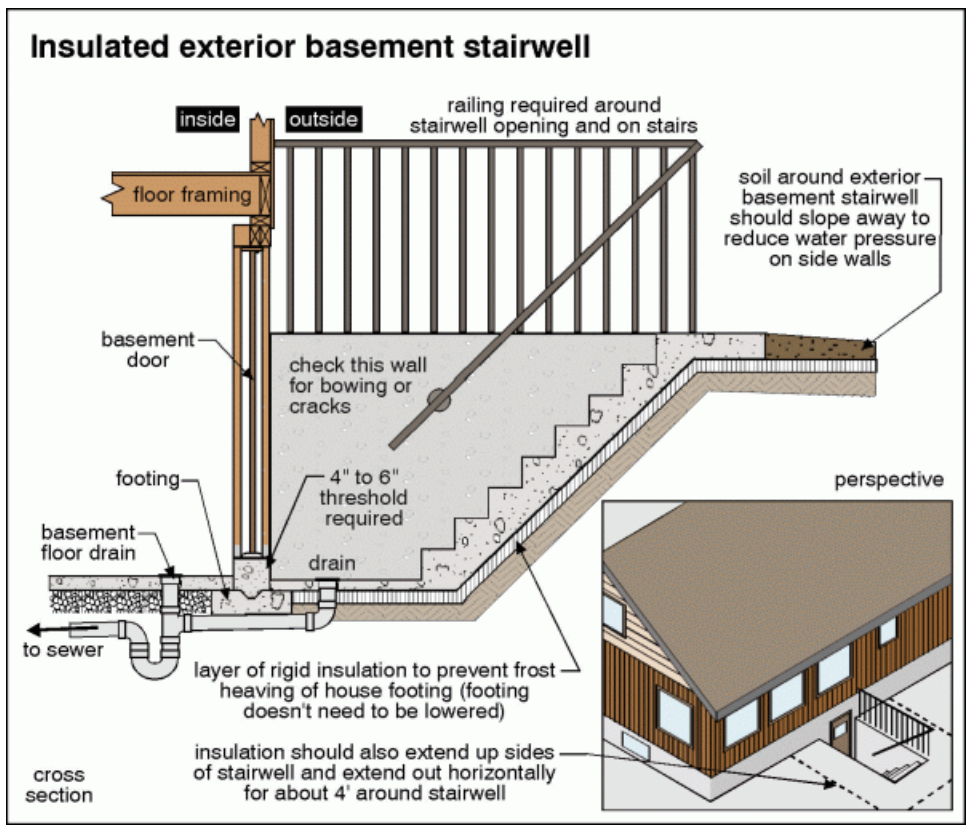
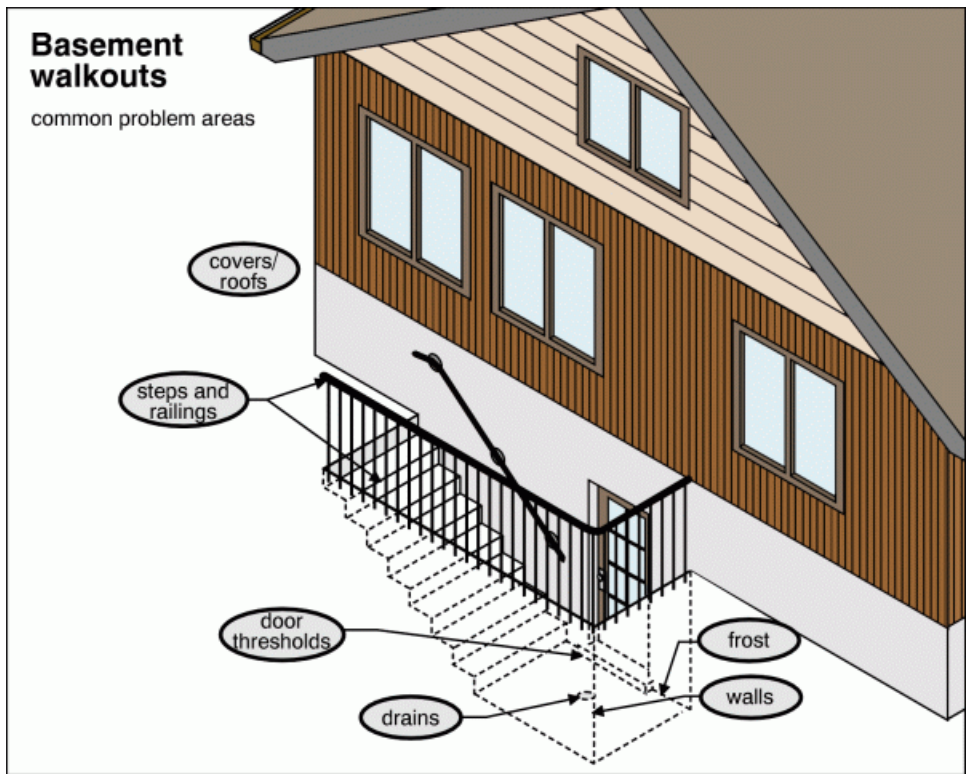
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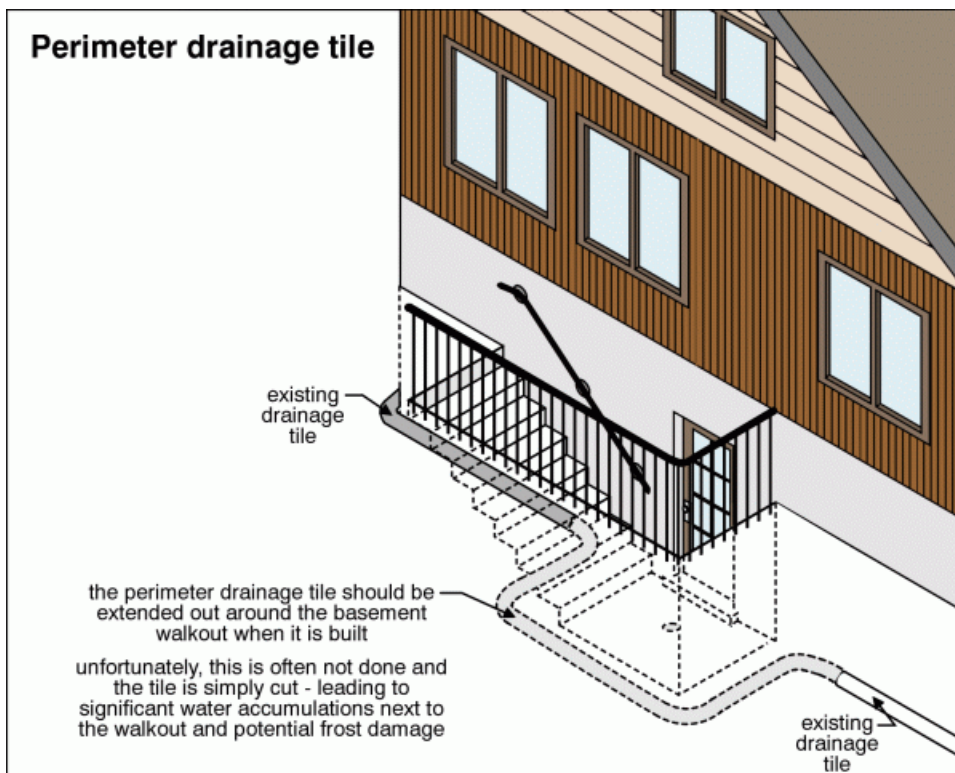
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2. Drain

LANDSCAPING \ Walkway

Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Task: Further evaluation Monitor

Time: Unpredictable

Cost: Depends on work needed

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3. Cracked or damaged surfaces

GARAGE \ Vehicle doors

Condition: • Dented

Garage door in need of repair

Implication(s): Cosmetic defects

Location: First Floor Garage

Task: Repair

Time: Discretionary

Cost: Minor



4. Off track



5. Off track

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Electrical

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

Exposed wire above basement entrance

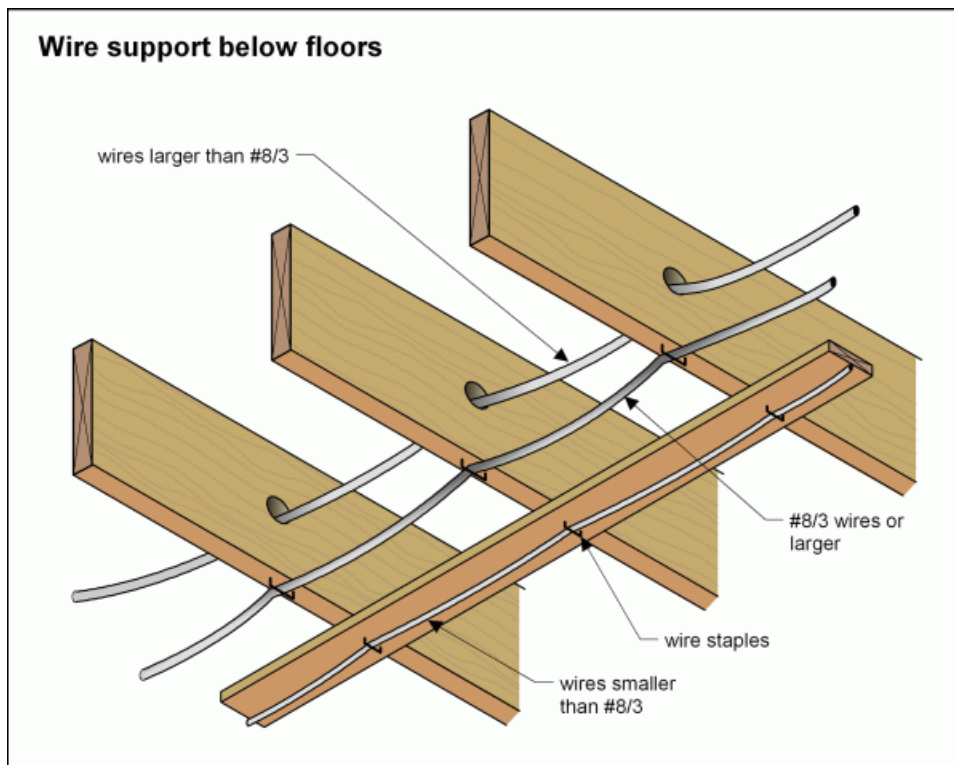
Implication(s): Electric shock

Location: Basement

Task: Improve

Time: Immediate

Cost: Minor



6. Exposed on walls or ceilings

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DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: First Floor Garage

Task: Provide

Time: Immediate

Cost: Minor



7. Missing

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • [None](#)

Noted was the lack of smoke detectors Supply and install immediately

Implication(s): Fire hazard

Location: Basement First Floor Second Floor Kitchen Hallway Bathroom Bedroom Master Bedroom

Task: Correct

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • None

Missing was the presence of CO detectors Suggest installing

Implication(s): Health hazard

Location: Basement First Floor Second Floor

Task: provide

Time: immediate

Cost: minor

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Heating

OIL FURNACE \ Life expectancy

Condition: • [Near end of life expectancy](#)

Further evaluation of heat and hot water systems are recommended due to age and appearance of both units

Implication(s): Equipment failure | No heat for building

Location: Basement

Task: Further evaluation

Time: Immediate

Cost: possible in excess of \$2000

Plumbing

WATER HEATER \ Life expectancy

Condition: • [Medium failure probability](#)

Recommend further evaluation of heat and hot water systems due to age and appearance

Implication(s): No hot water

Location: Basement

Task: Further evaluation

Time: Unpredictable

Cost: Major \$500 - \$1,500



8. Medium failure probability



9. Medium failure probability

FIXTURES AND FAUCETS \ Bathtub

Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Bathroom

Task: Improve

Time: Unpredictable

Cost: Minor

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10. Caulking loose, missing or deteriorated

Interior

APPLIANCES \ Dryer

Condition: • Excessive dust and flammables behind dryer

Implication(s): Possible fire hazard

Location: Second Floor

Task: Clean Correct

Time: Immediate

Cost: Minor



11. Rear of Dryer

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

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The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material:

- [Asphalt shingles](#)



12. Asphalt shingles



13. Asphalt shingles

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Gutter & downspout material:

- [Aluminum](#)



14. Aluminum

Gutter & downspout type:

- [Eave mounted](#)



15. Eave mounted

Gutter & downspout discharge: • [Above grade](#)

Downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#)

Wall surfaces: • [Vinyl siding](#)

Driveway: • Asphalt

Deck: • Raised • Wood

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Patio:

- Wood



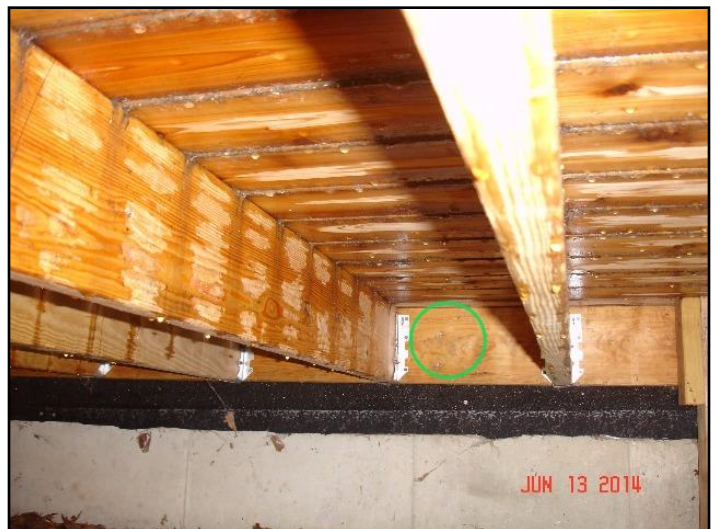
16. Wood



17. Wood



18. Wood



19. Wood

Recommendations

ROOF DRAINAGE \ Downspouts

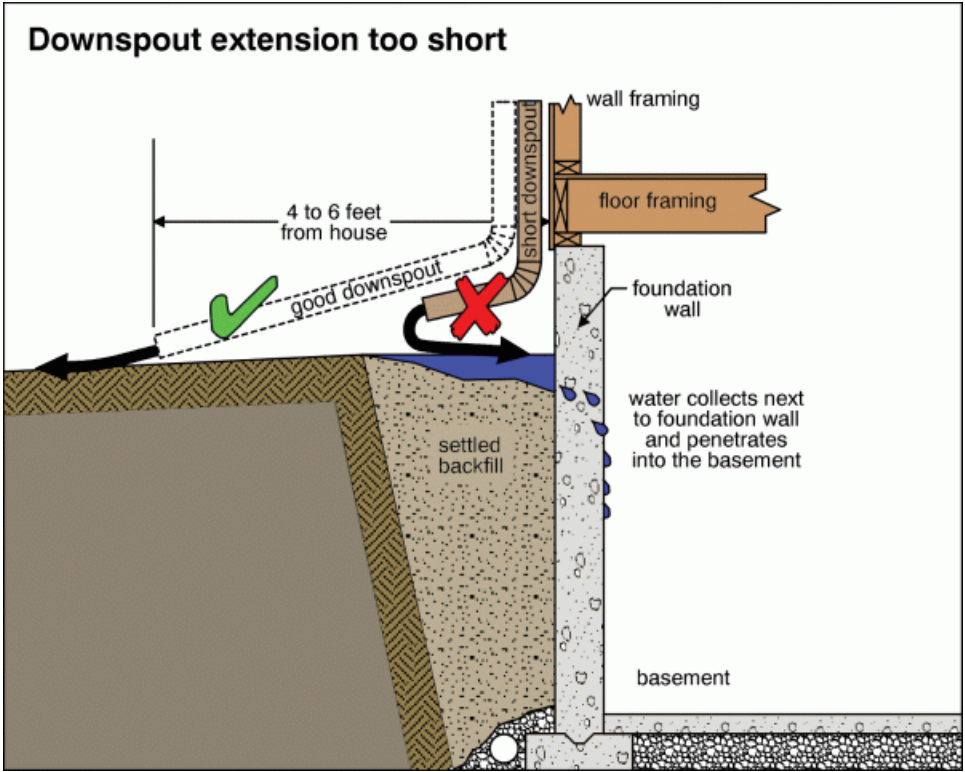
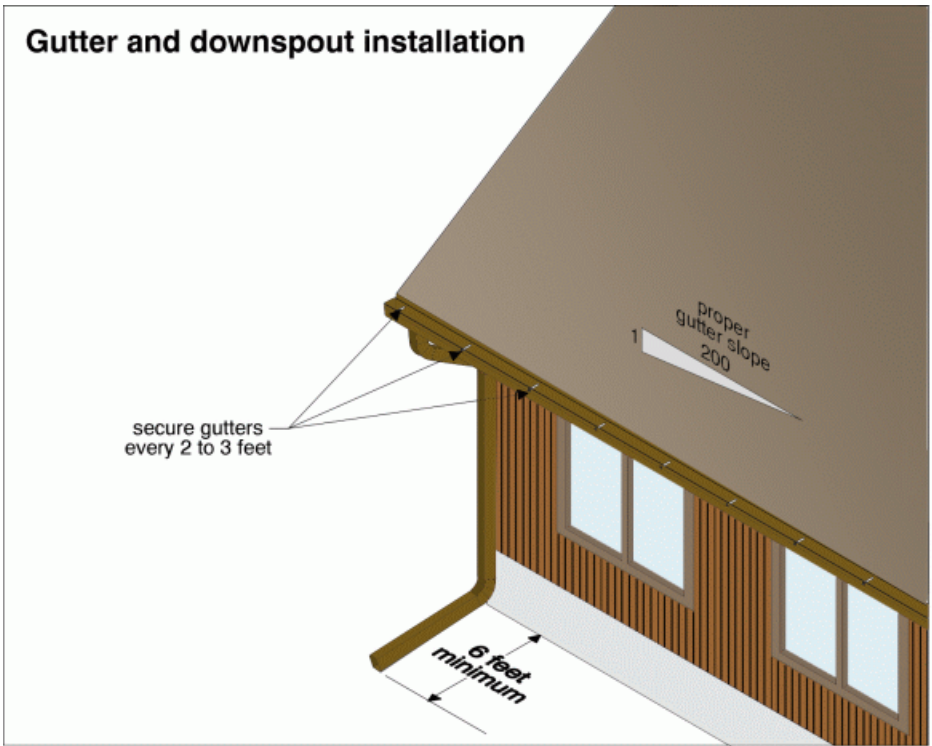
1. **Condition:** • [Downspouts end too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various First Floor

Task: Improve

Cost: Minor





20. Downspouts end too close to building

WALLS \ Soffits and fascia

2. Condition: • [Loose or missing pieces](#)

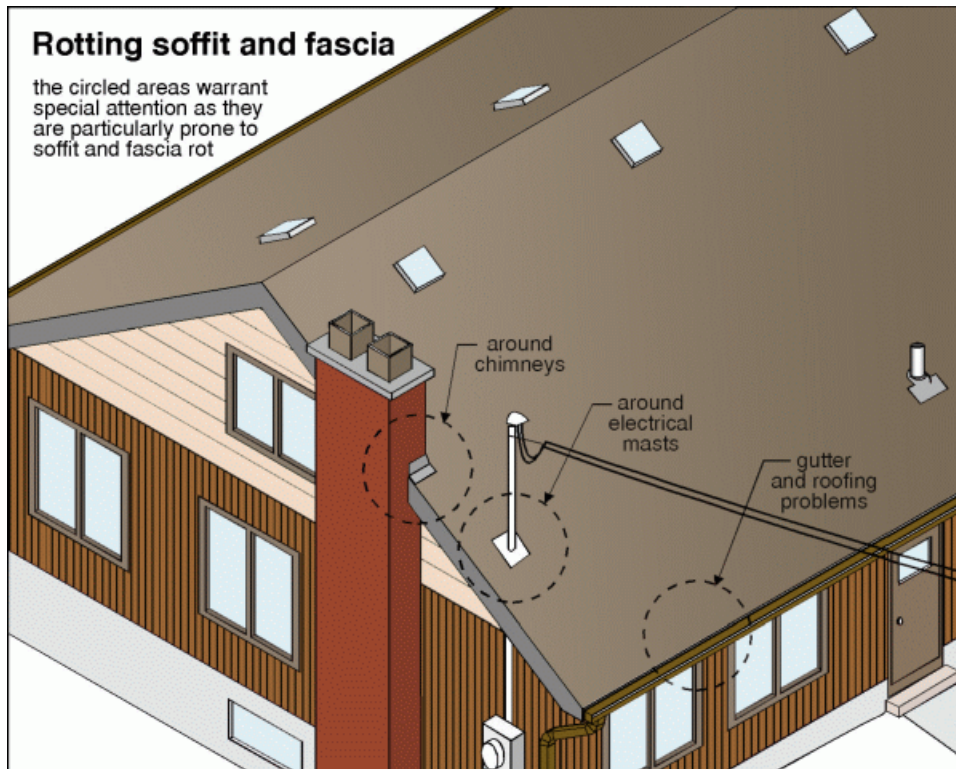
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering building

Location: First Floor

Task: Repair

Time: Unpredictable

Cost: Minor



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21. Loose or missing pieces

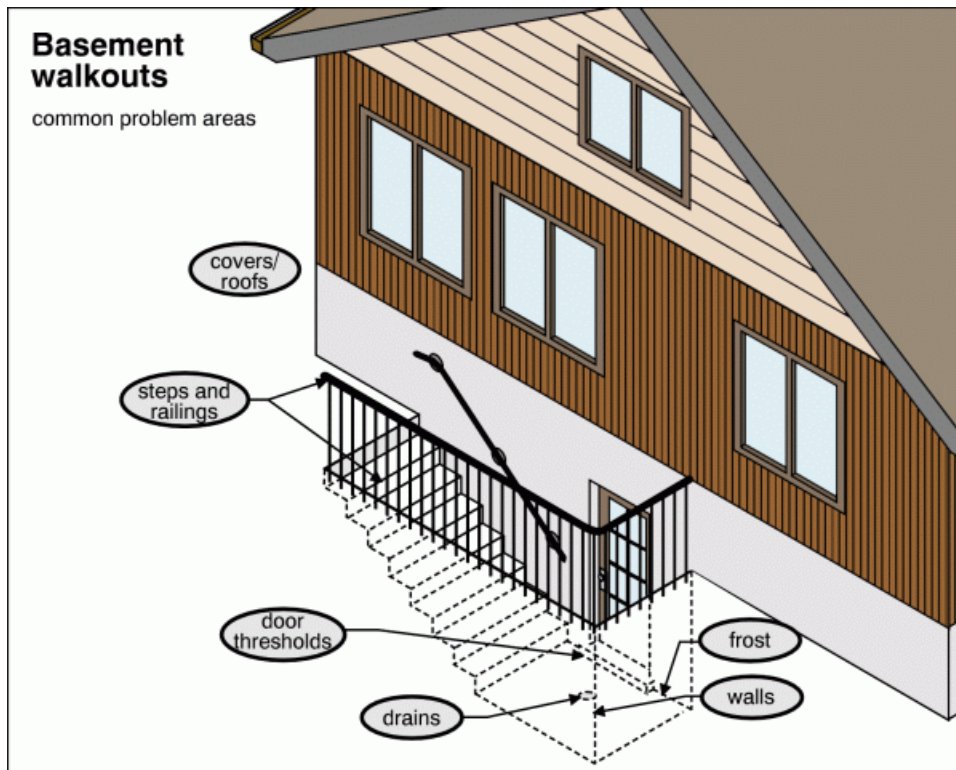
BASEMENT ENTRANCES \ Basement stairwells

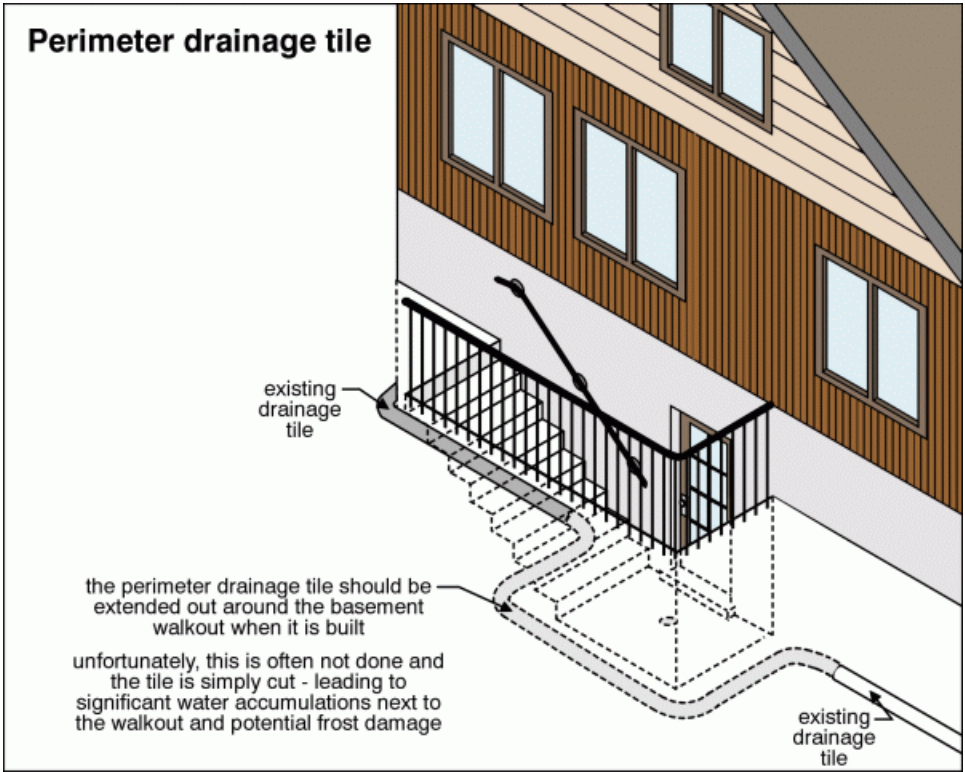
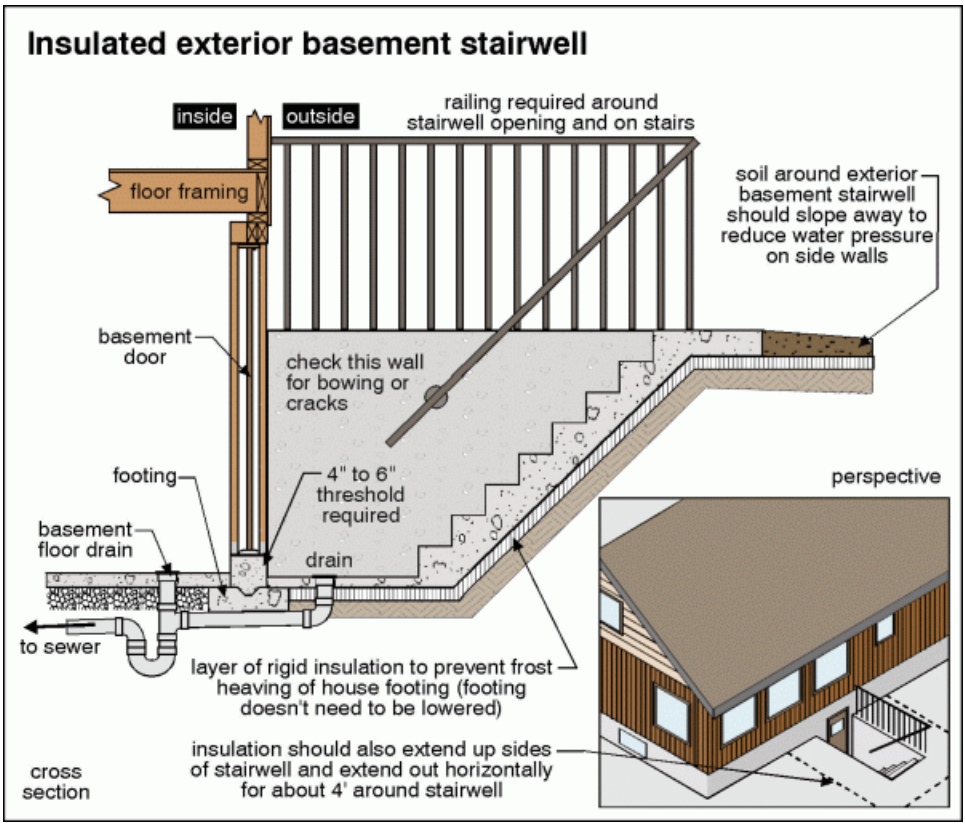
3. Condition: • [Drains missing, clogged or undersized](#)

Needs to be kept clear of debris for proper drainage

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement





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22. Drain

LANDSCAPING \ Walkway

4. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Task: Further evaluation Monitor

Time: Unpredictable

Cost: Depends on work needed



23. Cracked or damaged surfaces

GARAGE \ Vehicle doors

5. Condition: • Dented

Garage door in need of repair

Implication(s): Cosmetic defects

Location: First Floor Garage

Task: Repair

Time: Discretionary

Cost: Minor

EXTERIOR

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24. Off track



25. Off track

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction:

• [Joists](#)



26. Joists

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• [Rafters/roof joists](#)



27. Rafters/roof joists



28. Rafters/roof joists

Description

Service entrance cable and location:

- [Overhead copper](#)



29. Overhead copper

Service size:

- [200 Amps \(240 Volts\)](#)



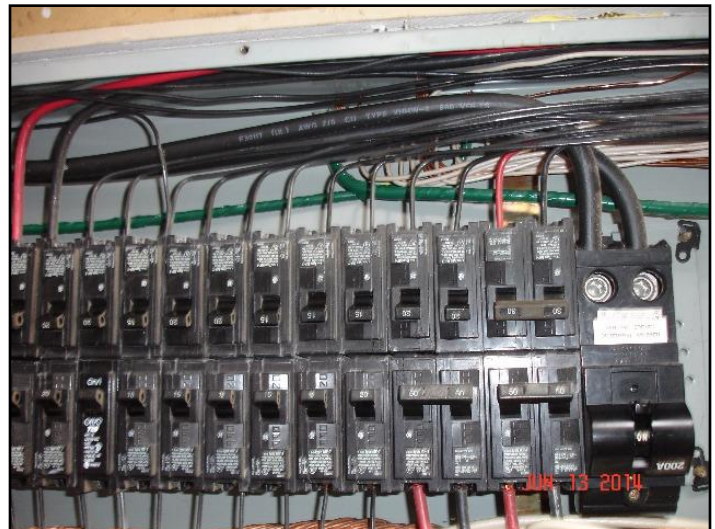
30. 200 Amps (240 Volts)

Main disconnect/service box type and location:

- [Breakers - garage](#)



31. Breakers - garage



32. Breakers - garage

System grounding material and type:

- [Copper - water pipe](#)



33. Copper - water pipe

Distribution wire material and type:

- [Copper - non-metallic sheathed](#)



34. Copper - non-metallic sheathed

Type and number of outlets (receptacles):

- [Grounded - typical](#)



35. Grounded - typical



36. Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- [GFCI - bathroom](#)
- [GFCI - kitchen](#)



37. GFCI - kitchen

Smoke detectors: • None noted

Carbon monoxide (CO) detectors: • None noted

Recommendations

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

6. Condition: • [Exposed on walls or ceilings](#)

Exposed wire above basement entrance

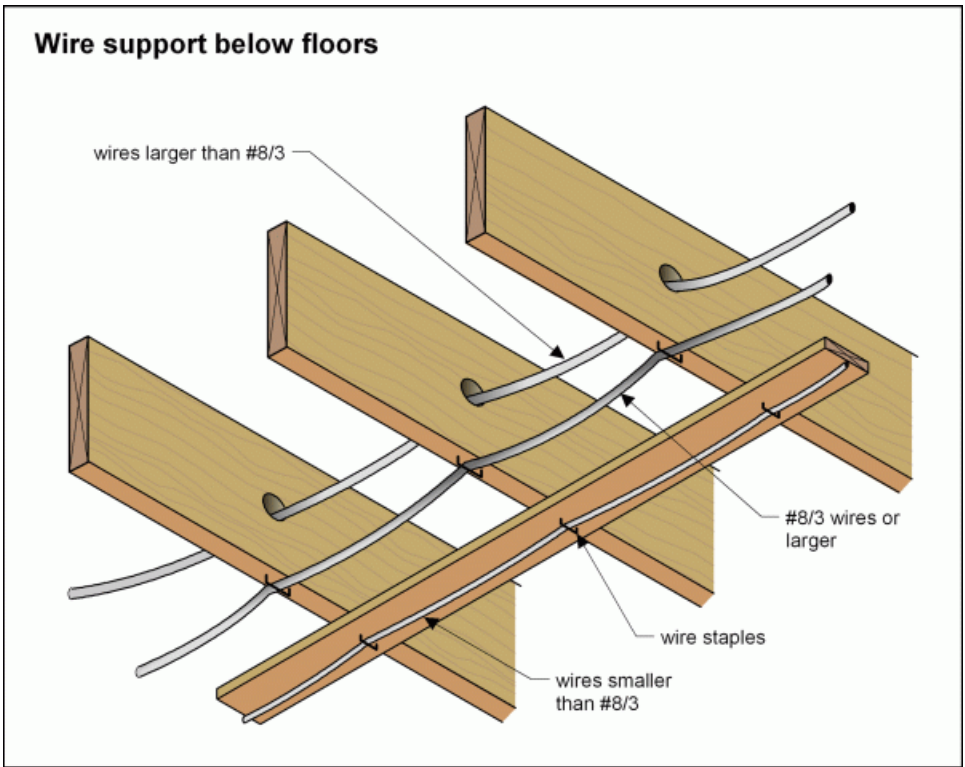
Implication(s): Electric shock

Location: Basement

Task: Improve

Time: Immediate

Cost: Minor



38. Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Cover plates

7. Condition: • [Missing](#)

Implication(s): Electric shock

Location: First Floor Garage

Task: Provide

Time: Immediate

Cost: Minor



39. Missing

DISTRIBUTION SYSTEM \ Smoke detectors

8. Condition: • [None](#)

Noted was the lack of smoke detectors Supply and install immediately

Implication(s): Fire hazard

Location: Basement First Floor Second Floor Kitchen Hallway Bathroom Bedroom Master Bedroom

Task: Correct

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

9. Condition: • None

Missing was the presence of CO detectors Suggest installing

Implication(s): Health hazard

Location: Basement First Floor Second Floor

Task: provide

Time: immediate

Cost: minor

Description

Fuel/energy source:

- [Oil](#)



40. Oil

System type: • [Boiler](#)

Heat distribution: • [Radiators](#)

Approximate capacity: • 120,000 BTU/hr

Efficiency: • [Conventional](#) • [Mid-efficiency](#)

Approximate age:

- [15 years](#)



41. 15 years

Main fuel shut off at: • Basement

Oil tank type/age: • 15 years

Chimney/vent:

- [Wood over metal](#)



42. Wood over metal

Chimney liner:

- [Metal](#)



43. Metal

Recommendations

OIL FURNACE \ Life expectancy

10. Condition: • [Near end of life expectancy](#)

Further evaluation of heat and hot water systems are recommended due to age and appearance of both units

Implication(s): Equipment failure | No heat for building

Location: Basement

Task: Further evaluation

Time: Immediate

HEATING

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Cost: possible in excess of \$2000

Description

Attic/roof insulation material:

- [Glass fiber](#)



44. Glass fiber basement



45. Glass fiber

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Roof and soffit vents](#)

Description

- Water supply source:** • Public
- Service piping into building:** • [Copper](#)
- Supply piping in building:** • [Copper](#)
- Main water shut off valve at the:** • Basement
- Water flow and pressure:** • [Typical for neighborhood](#)
- Water heater fuel/energy source:** • [Oil](#)
- Water heater type:** • [Conventional](#)
- Water heater manufacturer:**
 - A.O. Smith



46. A.O. Smith

- Tank capacity:** • 50 gallons
- Water heater approximate age:** • 15 years
- Typical life expectancy:** • 8 to 12 years
- Waste disposal system:** • [Cesspool](#)
- Waste and vent piping in building:** • [Plastic](#)
- Exterior hose bibb:** • Present

Recommendations

WATER HEATER \ Life expectancy

- 11. Condition:** • [Medium failure probability](#)
- Recommend further evaluation of heat and hot water systems due to age and appearance
- Implication(s):** No hot water
- Location:** Basement
- Task:** Further evaluation

Time: Unpredictable
Cost: Major \$500 - \$1,500



47. Medium failure probability

48. Medium failure probability

FIXTURES AND FAUCETS \ Bathtub

12. Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Bathroom

Task: Improve

Time: Unpredictable

Cost: Minor



49. Caulking loose, missing or deteriorated

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Major floor finishes: • [Hardwood](#) • [Ceramic](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • Garage door - wood

Evidence of basement leakage:

• Stains

Found prior water damage in basement and garage



50. Stains



51. Stains



52. Stains



53. Stains Possible leak

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54. Stains

Oven type: • Conventional

Oven fuel: • Electricity

Appliances:

• Dishwasher



55. Dishwasher

Inventory Dryer: • Frigidaire

Inventory Refrigerator: • Frigidaire

Inventory Washing Machine: • Frigidaire

Recommendations

APPLIANCES \ Dryer

13. Condition: • Excessive dust and flammables behind dryer

Implication(s): Possible fire hazard

Location: Second Floor

Task: Clean Correct

Time: Immediate

Cost: Minor



56. Rear of Dryer

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS