



House Spec Home Inspections

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Inspected By: Joel Lee



Home Inspection Report

Prepared For:

Sean Delaney

Property Address:

5409 Tourmaline Drive

Clay, NY 13041

Inspected on Wed, Mar 28 2018 at 3:00 PM

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DISCLOSURE STATEMENT:

Repairs:

The service recommendations that we make in this report should always be completed by licensed, qualified, competent specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. This inspection was conducted in accordance with NACHI Standards of Practice as well as NYS Standards of Practice, which can be viewed online at <https://www.nachi.org/sop.htm> and [https://www.dos.gov/licensing/home inspection/hinspect_ethics.html](https://www.dos.gov/licensing/home%20inspection/hinspect_ethics.html), respectively.

Code inspections:

Please be aware that although code may be referenced in this report, this is NOT a code inspection. For a code inspection, please consult your local municipality.

Mold inspections:

While I will report any substance that appears to be mold, the only true way to determine if mold is present is to have a mold specialist inspect and test for mold. House Spec Home Inspections does not perform mold testing. Any mention of mold in this report should be considered a recommendation to bring in a mold specialist to inspect and test for mold. If you have a specific concern regarding mold, consult a mold specialist for advice.

Regarding cost estimates:

Although material cost estimates may be provided. This does not imply a recommendation to correct an issue by yourself. Please always have competent, licensed professionals perform work you are not fully trained to do yourself. The cost estimates in this report are only provided as a benchmark to help you budget for repairs. Sometimes, there are underlying issues only a specialist can locate.

Scope:

Although we do our best, not every defect will be discovered. Many things limit our ability to see everything, such as stored items, snow cover and walls. Your home inspection report should be viewed as a "snapshot", and things will change over time.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Attached Garage

1) Safety: The wall between the garage and the house is not fire rated. Although most of the precautions seem to be present, the door casing is made of wood. Recommend installing a metal casing to properly encapsulate the garage.



Figure 13-1

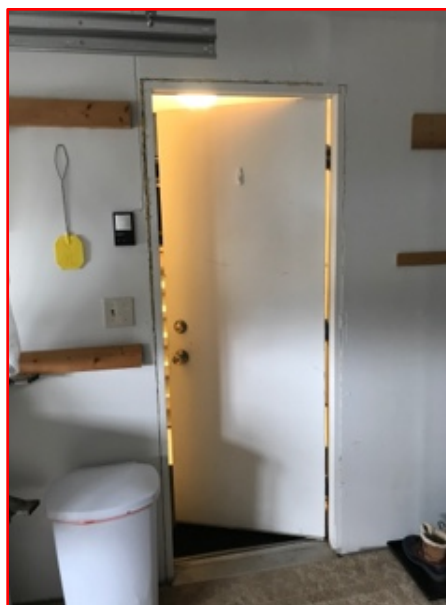


Figure 13-2

(Report Summary continued)

Bathroom: Bathroom

2) Repair: Toilet appears to be loose. This may be from a loose anchor bolt, a missing or broken seal, or damage to the subfloor from a leak. Recommend having a qualified person repair as necessary.



Figure 16-1

Doors Condition

3) Repair: Door to master bedroom does not properly latch. It appeared to be catching on the floor trim underneath the door. Recommend having this repaired.



Figure 18-1

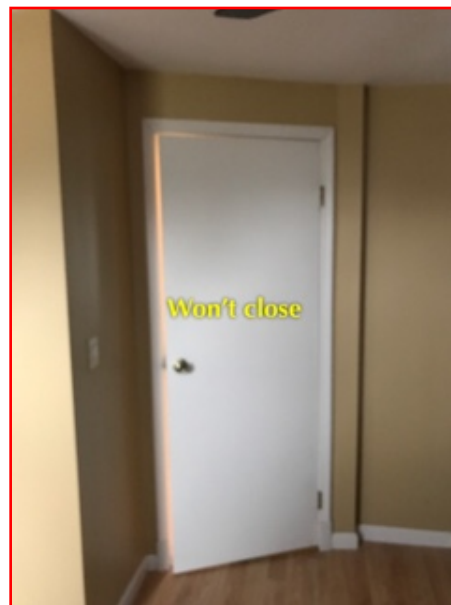


Figure 18-2

(Report Summary continued)

GFCI Protection

4) Safety: Outlet is in close proximity to water lines. This is a potential issue if the water lines were to burst, and water came in contact to outlet. Recommend moving the outlet further up and away on the wall.

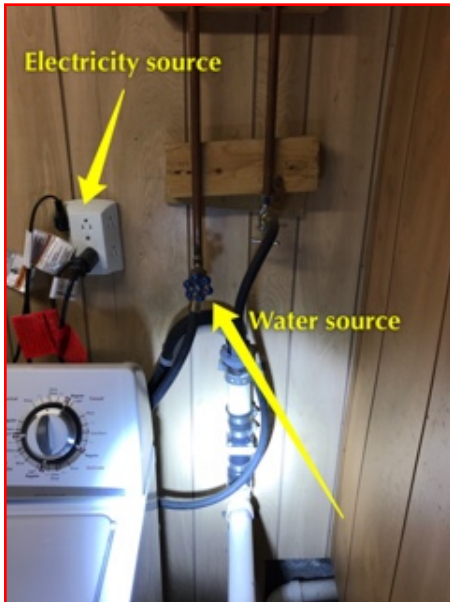


Figure 20-1

Laundry

5) Safety: The dryer is not properly vented to the exterior of the house, as it vents out too far up the wall, preventing any solid materials (such as lint) the ability to escape. Moisture and lint can accumulate and create safety issues. Recommend having a qualified person repair as necessary.

(Report Summary continued)



Figure 21-1

Hot Water Heater

6) Monitor: The hot water heater has an ANSI (manufactured) sticker date of 2002. Standard tank water heaters generally have a life expectancy of 7-10 years. Although it operated well on the day of the inspection, this unit can fail at any time. Recommend budgeting for a replacement.

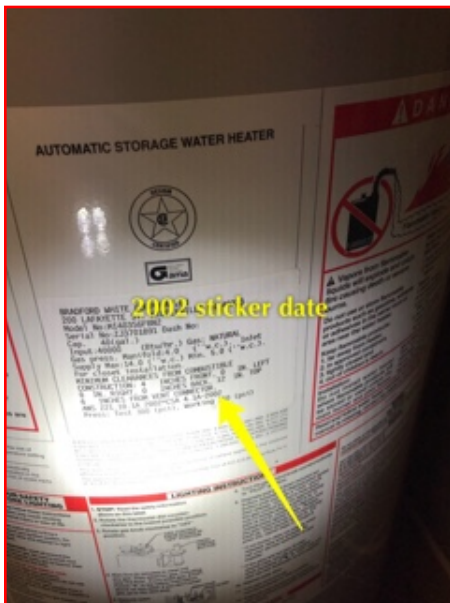


Figure 24-1



Figure 24-2

(Report Summary continued)

Plumbing

7) Repair: corrosion noted around copper plumbing supply line fittings. This may be the result of non-compatible metal fittings or perhaps a lead-based flux material to secure the fittings. In any case, this corrosion will eventually lead to leakage. Recommend having it repaired. No leaks noted on day of the inspection.



Figure 26-1

GFCI

8) Safety: GFCI detectors are not present next to water various water sources throughout the home. GFCI outlets ensure a higher-level of safety by allowing electricity to travel harmlessly to ground in the event of electrocution. Recommend having GFCI outlets installed within 3' wherever water sources are present, including the exterior of the home.

9) Safety: Exposed electrical wire present outside in the front lawn. This is a safety hazard. Recommend having the wire moved or dug below ground.

(Report Summary continued)



Figure 30-1

General Information

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under, posted at <http://www.nachi.org/sop.htm>

Inspector:	Joel Lee NYS License #16000081718
Start Time:	Wednesday March 28 at 03:00 PM
End Time:	Wednesday March 28 at 06:00 PM
For The Purpose Of This Report. The Front Of The House Faces NORTH. :	
People Present:	Client
Occupied:	Yes
Overview:	Quiet residential neighborhood
Type Of House:	1 family house
Year Built:	1984 (34 Years Old)
Furnished:	Yes
Weather:	Overcast, Drizzle
Soil Condition:	Wet
Foundation:	Basement
Excluded From Inspection:	Shed



Comment 1:

Disclaimer: I was unable to inspect the interior of the shed due to it being locked on the day of the inspection.

House Number:	Clearly seen from street
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(General Information continued)

**Comment 2:**

Please note: The service recommendations that we make in this report should be completed well before the close of escrow by licensed, qualified, competent specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. This inspection was conducted in accordance with NACHI Standards of Practice as well as NYS Standards of Practice, which can be viewed online at <https://www.nachi.org/sop.htm> and https://www.dos.gov/licensing/home_inspection/hinspect_ethics.html, respectively.

**Comment 3:**

Comment: After moving into a house, I recommend having the locks changed. Over the years, previous owners may have distributed the keys to family and friends. A new set of locks would ensure privacy and security. If the house has a remote garage door opener, I would recommend changing the code access also.

**Comment 4:**

Comment: Numerous wall, floor and other surfaces were obstructed by furniture and/or stored items, preventing a full evaluation of some areas.

Roof & Ventilation

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

Traversed, From eaves

Roof:

Architectural shingle, Gable, Midlife

Condition: Acceptable

Roof Ventilation :

Soffit vents, Ridge vent

Roof Penetrations:

Vent pipe

Gutters:

Aluminum, Gutter extensions noted, and appear long enough, Gutter extensions noted, but don't appear long enough

(Roof & Ventilation continued)



Comment 5:

Comment: Flex pipe gutter extension on the west side of the house is noted, but does not appear to be long enough. Recommend extending the gutter extension out an additional 3 feet to carry rain water away from the foundation.



Figure 5-1



Figure 5-2



Comment 6:

General picture: no debris in gutters and shingles appear to be in generally good condition.

(Roof & Ventilation continued)

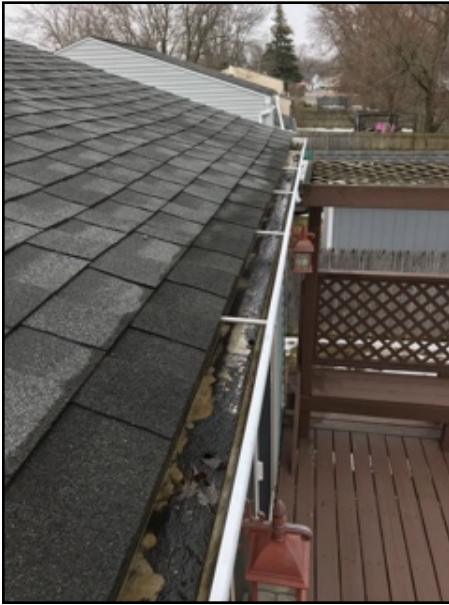


Figure 6-1



Figure 6-2

Exterior Walls

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Wall Structure:	Wood Framed
Foundation Condition:	Efflorescence , Small cracks
	Condition: Good
Foundation:	Basement, Block



Comment 7:

Repair: minor step cracks and vertical cracks are noted around foundation exterior. This can allow for moisture intrusion, which may exacerbate the issue. Recommend sealing these cracks with an approved concrete repair substance, such as acrylic caulk or mortar. Foundation cracks tend to become troublesome once they reach 1/4" width, your cracks were generally less than 1/8".

(Exterior Walls continued)



Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4

Wall Covering Condition:

Condition: Acceptable
Vinyl

Wall Covering:

Trim Condition:

Condition: Acceptable
Vinyl

Trim:

(Exterior Walls continued)

Window Condition: Good
Windows: Screens attached
Condition: Good



Comment 8:

Repair: minor damage to screen on north side of house. This serves as an entry point for insects to get into the home. Recommend replacing the screen or using a screen patch.



Figure 8-1



Figure 8-2

Porch: Wood, 3 or more steps
Electrical Service: Underground, Wires threatened
Condition: Poor
Service Size: Unable to determine due to underground service entry
Meter Amperage / Voltage: 200 amp

Exterior Grounds

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Foundation Exposure:	More than 3'
Grading :	Slopes away from house
Vegetation:	A good distance from house
Window Wells:	Not Present
Driveway Condition:	Small cracks, General wear noted
	Condition: Acceptable



Comment 9:

Repair: Recommend resealing the driveway to cover the cracks and prevent worsening.



Figure 9-1

Driveway:	Asphalt
Walkway Condition:	Good
Walkway:	Concrete
Deck Condition:	Condition: Good
Deck:	South side of house, Visible under deck and clear, Ledger board visible and good, Support column Condition good
A/C Compressor:	Acceptable, Does not sit on concrete pad

(Exterior Grounds continued)



Comment 10:

Disclaimer: The air conditioning was not examined on the day of the inspection because outside temperatures fell below 65°F within the previous 24 hour time period. Operating an air conditioner under these circumstances could cause damage to the components. The air conditioning compressor appeared to be visually in good shape.



Comment 11:

Repair: I recommend having the air conditioning compressor rest on a concrete pad to keep it elevated above ground level at least 4". This will reduce moisture contact and potentially extend the life of the unit.



Comment 12:

General picture of the fasteners used under rear deck.



Figure 12-1

Attached Garage

Outbuildings and detached garages are not defined in the Standards of Practice.
This is only a cursory check of the listed elements.

Visibility:	Limited, Stored items
Mechanical Opener:	Yes, tested and working OK
Vehicle Door Condition:	Acceptable, Auto-reverse functioned, Photo-electric eye noted and tested OK, Lift cable Condition Good, Springs good / even wavelength, Safety cable noted
Vehicle Door:	1 bay, Vinyl
Floor Condition:	
	Condition: Good
Floor:	Concrete slab
Interior Door:	Metal
Interior Wall:	Drywall, None, exposed studs
Sub-panel:	Not Present



Comment 13:

Safety: The wall between the garage and the house is not fire rated. Although most of the precautions seem to be present, the door casing is made of wood. Recommend installing a metal casing to properly encapsulate the garage.



Figure 13-1

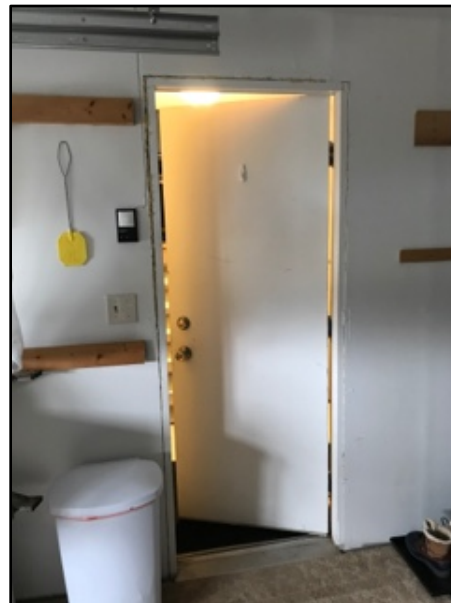


Figure 13-2

Attic

Attic Access:	Hatch, Limited access due to small hatch opening
Visibility:	Viewing through hatch
Attic Floor:	No flooring
Ventilation :	Ridge vent, Soffit vent
Insulation:	Loose blown insulation
Bathroom Vent Ductwork:	Could not determine, limited viewing
Roof / Decking Condition:	Acceptable, Water stains on deck and rafters, Wet around roof penetrations
Roof / Decking:	Plywood



Comment 14:

Monitor: Water staining and overall indicators of water intrusion are present throughout the attic and on some portions of the ceiling. Although this is normally a considered a deficiency, the stains do not appear to be "fresh" and there was a receipt on the counter noting repairs made back in May. I recommend you monitor it for worsening and repair if needed.



Figure 14-1



Figure 14-2

(Attic continued)



Figure 14-3

Master Bathroom

Master Bathroom

Ventilation:	Vent Fan
Shower:	With Tub
Bath Tub:	Built-in
Surround Condition:	Condition: Good
Surround:	Plastic
Sink Condition:	Good, No leaks noted, No caulking noted

(Master Bathroom continued)

**Comment 15:**

Repair: Vanity sink top is loose. Recommend securing the vanity top with a properly rated adhesive.



Figure 15-1

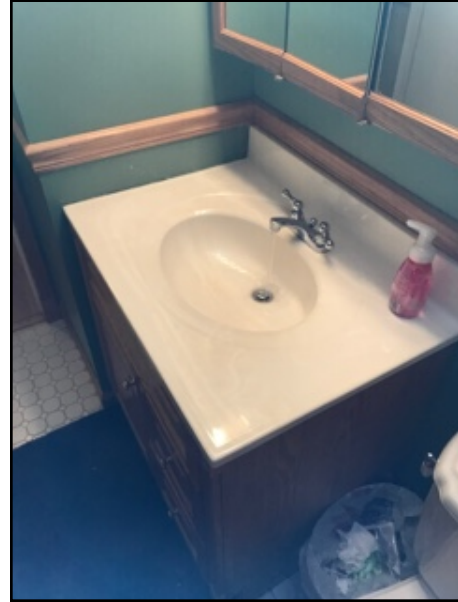


Figure 15-2

Sink(s):

Single Vanity

Toilet Condition:

Good, Flushed, functions OK, No leaks noted

Condition: Good

Toilet:

Standard Tank

Floor Condition:

Good

GFCI Protection:

Functional Flow Test:

Acceptable drop in pressure

Bathroom

Bathroom

Location:

1st floor hallway

Ventilation:

None noted

Shower:

Stall

Bath Tub:

None

(Bathroom continued)

Surround Condition:

Surround:

Sink Condition:

Sink(s):

Toilet Condition:

Toilet:

Floor Condition:

GFCI Protection:

Functional Flow Test:

Condition: Acceptable

Plastic

No leaks noted

Condition: Good

Pedestal

Loose, Flushed, functions OK, No leaks noted

Standard Tank

Good

GFCI tested OK

Acceptable drop in pressure



Comment 16:

Repair: Toilet appears to be loose. This may be from a loose anchor bolt, a missing or broken seal, or damage to the subfloor from a leak. Recommend having a qualified person repair as necessary.



Figure 16-1

General Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are checked, at a minimum.

Stairs Condition:

Good

Ceiling Condition:

Acceptable, Staining



Comment 17:

Monitor: Indications of prior water staining present on ceilings throughout the house. Recommend monitoring for worsening.



Figure 17-1



Figure 17-2

(General Interior continued)



Figure 17-3

Walls Condition:	Good
Window Condition:	Acceptable
Windows:	Sliding, Wood
Doors Condition:	Good, Won't latch



Comment 18:

Repair: Door to master bedroom does not properly latch. It appeared to be catching on the floor trim underneath the door. Recommend having this repaired.

(General Interior continued)

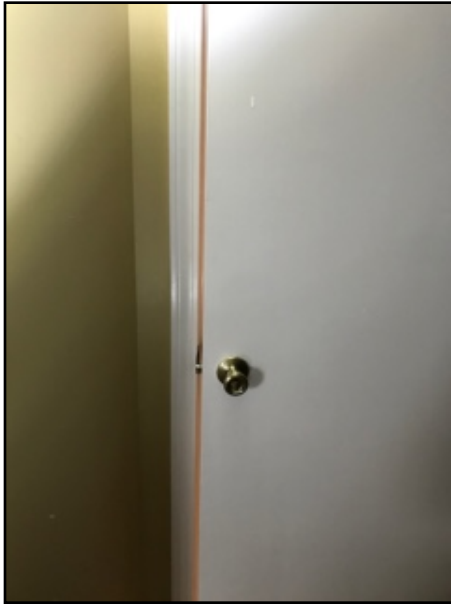


Figure 18-1



Figure 18-2

Doors:	Solid wood
Flooring Condition:	A normal amount of buoyancy , Floors feel level Condition: Good
Floors:	Wall-to-wall carpet, Ceramic tile, Laminate / pergo Condition: Good

Kitchen

GFCI Outlets:	Noted, and tested OK, None noted
Floor:	Laminate / pergo
Sink Condition:	Good, No leaks noted, Plumbing OK, Disposal noted, works OK
Sink:	Stainless steel
Cabinets Condition:	Good, Functioned OK, Felt secure
Cabinets:	Wood
Countertops Condition:	Securely fastened
Countertops:	Solid surface material

(Kitchen continued)



Comment 19:

Comment: No problems found in the kitchen. Everything looked and operated OK.

Appliances

Dishwasher:	Whirlpool, Appears newer, Did not operate, Did not operate dishwasher due to stored items
Refrigerator:	Appears newer, Kenmore Condition: Good
Range:	GE, Electric, Appears midlife, Tested, all burners working Condition: Good
Oven:	Part of stove, Operated, gave off heat

Laundry

Location:	Washer and dryer not inspected due to them not being considered a part of the real estate transaction.
GFCI Protection:	No, and too close



Comment 20:

Safety: Outlet is in close proximity to water lines. This is a potential issue if the water lines were to burst, and water came in contact to outlet. Recommend moving the outlet further up and away on the wall.

(Laundry continued)



Figure 20-1



Comment 21:

Safety: The dryer is not properly vented to the exterior of the house, as it vents out too far up the wall, preventing any solid materials (such as lint) the ability to escape. Moisture and lint can accumulate and create safety issues. Recommend having a qualified person repair as necessary.



Figure 21-1

Heating

The heating system is inspected visually and operated by normal controls to determine general condition, not life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Heating System: Gas fuel, Forced hot air heater, Radiators in most rooms



Comment 22:

Monitor: Unfortunately, I was unable to locate a date stamp for the furnace, and could not confidently age the unit. It does appear to be older, and I recommend having it serviced regularly per manufacturers recommendations.

Heating Operation / Inspection: Tested, worked OK, Emergency shut off attached to unit, Stainless steel flue pipe

Oil Tank: Not Present



Comment 23:

General picture: Good, consistent flame noted.



Figure 23-1

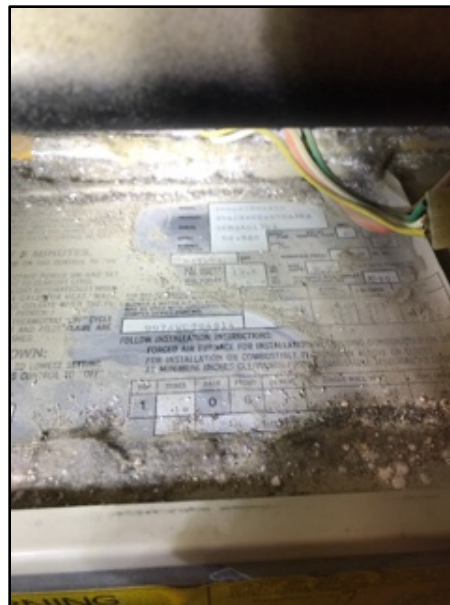


Figure 23-2

Domestic Hot Water

Brand: Bradford white
Condition: Good
Hot Water Heater: Gas fuel, Appears older, 40 gallon capacity



Comment 24:

Monitor: The hot water heater has an ANSI (manufactured) sticker date of 2002. Standard tank water heaters generally have a life expectancy of 7-10 years. Although it operated well on the day of the inspection, this unit can fail at any time. Recommend budgeting for a replacement.

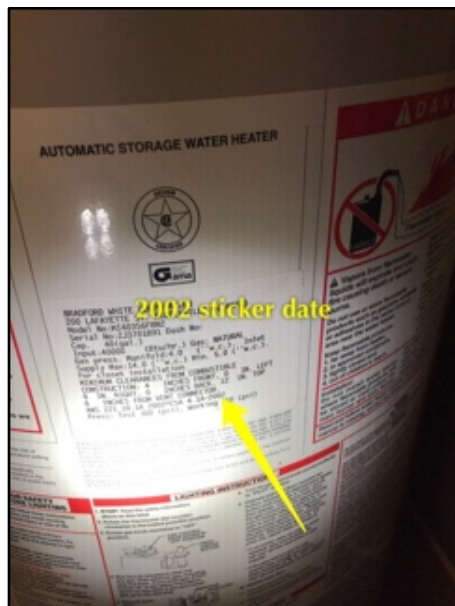


Figure 24-1



Figure 24-2

Operation / Inspection: Safety relief valve noted, Safety extension noted, Drain discharge to floor, No rust noted, Tested, worked OK

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Electrical System:	Main disconnect located on top of panel (100 amp), Copper service conductor material, Circuit breaker system
Electrical System Inspection :	Aluminum branch wiring not present, Double tapped breakers not noted, Additional room noted, Missing covers not noted, 15 amp breaker paired to 14 ga wire, 20 amp breaker paired to 12 ga wire , 30 amp breaker paired to 10 ga wire, Can't determine if meter is jumped Condition: Acceptable



Comment 25:
General pictures:.



Figure 25-1



Figure 25-2

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Plumbing System:	Public service, Copper entry pipe, Main water shut off located next to meter, Copper interior supply pipes
Plumbing System Inspection :	Minimum decrease in pressure w/multiple fixtures running Condition: Acceptable



Comment 26:

Repair: corrosion noted around copper plumbing supply line fittings. This may be the result of non-compatible metal fittings or perhaps a lead-based flux material to secure the fittings. In any case, this corrosion will eventually lead to leakage. Recommend having it repaired. No leaks noted on day of the inspection.



Figure 26-1

Basement

Basement Access:	Stairs from interior
Foundation Walls & Window Condition :	Staining not noted, Window cracks not noted Condition: Acceptable
Foundation Walls & Windows:	Block Condition: Good
Ceiling Condition:	Acceptable, Staining not noted
Ceiling:	Hidden from view , Could not see structural support members due to the basement being a finished living space
Floor Condition:	Condition: Acceptable
Floor:	Wall-to-wall carpet
Insulation, Ventilation & Drainage:	Dehumidifier noted



Comment 27:

Comment: recommend placing a dehumidifier in the basement to control humidity levels.

Safety Concerns

GFCI: Outlets were tested for GFI using a testing plug



Comment 28:

Safety: GFCI detectors are not present next to water various water sources throughout the home. GFCI outlets ensure a higher-level of safety by allowing electricity to travel harmlessly to ground in the event of electrocution. Recommend having GFCI outlets installed within 3' wherever water sources are present, including the exterior of the home.



Comment 29:

Safety: it is always a good idea to replace smoke detectors when moving in to a new home. The units present appear to be older models, and smoke detectors have a general life expectancy of only 5-10 years.

(Safety Concerns continued)



Comment 30:

Safety: Exposed electrical wire present outside in the front lawn. This is a safety hazard. Recommend having the wire moved or dug below ground.



Figure 30-1

Smoke & CO Detectors:

Smoke detectors noted on each floor, Carbon monoxide not noted

Radon Test

Test Results Will Be Posted After

Analysis By Laboratory:

Radon Canisters Opened At :

Wednesday March 28 at 05:30 PM

Radon Canisters Were Sealed At:

Friday March 30 at 05:30 PM

Test Location:

Finished basement

Wood Destroying Insect Inspection

Suspected Type Of Infestation:	None noted
Infestation Evidence:	None noted
Potential Infestation Inspection :	Conditions do not appear unreasonable conducive to WDI

Thank you for trusting in me to perform your home inspection. I do my best to provide you with a great report. If for any reason you are not happy, please let me know. I'm available 24/7 as a resource should you have any questions.

Referrals and online ratings drive a very large part of my business. Please find me on Facebook or Google and leave my company a review. It's very appreciated!