





 Safety  Money  Repair  Maintenance  Evaluate  Monitor  Comment

Please note that this is the format of a typical report and is not an actual inspection of a real property.

Client

Sally

Email: [not provided](#)

Inspection Date: 05-18-2019

Inspector

Matthew Ness

Phone: 607-444-1986

ontargetinspectionsllc@gmail.com



Welcome and thank you for choosing On Target Home Inspections, LCC.
This report is designed to be as thorough as possible, but also clear and concise.

If you have any questions please call us at 607-444-1986

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Report Summary

Safety Concerns



05/22/2019 Smoke detector should be replaced every 10 years. On the day of the inspection the smoke detector were not tested. Recommend having someone properly test them. Below is a link to installing and maintaining smoke detectors.
<https://www.nfpa.org/Public-Education/By-topic/Smoke-alarms/Installing-and-maintaining-smoke-alarms>



09/06/2019 On the day of the inspection no carbon monoxide detectors were noted. If carbon monoxide were present in the home it would go undetected. This could cause serious injury or death to the occupants. Recommend installing new carbon monoxide detectors. Here is a link on the proper installation of carbon monoxide detectors.
<https://www.google.com/search?client=firefox-b-1-d&q=information on carbon monoxide detectors>

Decks



05/19/2019 Noted that a couple of the support columns on the front porch, deck are quite rotten. If this condition is not addressed the support columns will continue to deteriorate and could cause the roof to collapse. Recommend having a qualified building contractor make the necessary repairs.



05/19/2019 Noted that the steps and the railing on the back deck are reaching the end of their useful live. Recommend having a qualified building contractor make the necessary repairs.



05/19/2019 Noted that some of the deck boards on the side deck are starting to rot. If this condition continues an unsuspecting person could fall through the deck and be injured. Recommend having a qualified building contractor make the necessary repairs.



05/21/2019 Noted in multiple locations that the guard rail systems, railings of the decks were loose. If the railing were to give way this could cause an unsuspecting person to fall. Recommend having a qualified building contractor to make the necessary repairs.



05/21/2019 Noted that the decks are in need of painting. If the decks are not properly cared for their live span will be shortened. Recommend having a qualified painting contractor make the necessary repairs.

Detached Garage



05/21/2019 Noted that the frame and trim of the man door on the side of the garage was pretty rotten. This could be caused be rain water splashing up onto the door and side of the garage. Recommend a qualified contractor (s) repair the door and install gutters to channel rain away from this area.

Electrical System



05/22/2019 Notes a 14 gauge wire in the panel that was connected to a 20 amp breaker. The 20 amp breaker is over sized for the 14 gauge wire and will not trip when it should. Recommend having a qualified electrician make the necessary repair.

Exterior Grounds



05/21/2019 Noted that the brick paver walkway to the front door has settled and is quite uneven. This could cause a tripping hazard. Recommend having a qualified hard-scaping contractor make the necessary repairs.



05/21/2019 Noted multiple areas around the outside of the house where the plantings have become over grown. Plantings and shrubs should be kept 2 to 3 feet away from the house. Recommend having a qualified landscaping contractor make the necessary repairs.

Exterior Walls



05/19/2019 Noted several areas where there is what appears to wood pecker damage to the wood siding. This could be caused by insects or carpenter bees in the siding. Recommend having a qualified pest control contractor further in investigate. And have a qualified contractor repair the damage.

General Interior



05/21/2019 Noted a missing receptacle cover near the wood stove. And a loose cover plate near the kitchen. Recommend contacting a qualified electrician to make the repair.

Heating System



05/22/2019 There were multiple heating systems noted on the day of the inspection. The oil fired forced hot air system was not in use, but seemed to have all of it's components present. I did not test this system. If the system is not going to be used I recommend having a qualified HVAC contractor dismantle it and remove it. If it is going to be used, I recommend having a qualified HVAC contractor clean, service and test it before it is put back into operation.

Heating System, mini split



05/22/2019 The house was also equipped with a mini split heat pump system. I did not operate the heat pump. Recommend having a qualified HVAC contractor clean, service and test this unit before it is put into use.

Laundry



05/22/2019 Noted that the dryer was equipped with flexible foil style exhaust ducting. This style of ducting could allow dryer lint and other debris to become stuck in the ducting. This style of ducting has been known to cause fires. At the very least this will cause the dryer to work less efficiently. Recommend having a qualified contractor install semi rigid or rigid ducting.

Main Bathroom



05/21/2019 The caulking around the garden tub is cracking. If it is not re-caulked it could cause water to run down in-between the tub and the tile. Recommend having a qualified professional make the repair.

Master Bathroom



05/21/2019 Noted a crack in the grout in the shower. This could allow water to leak behind the tile and cause further structural damage. Recommend having a qualified tile installer make the necessary repair.

Roof & Ventilation



05/19/2019 On the day of the inspection no gutters were noted on the house. The lack of gutters could allow rain water to run down the outside of the foundation walls and cause water issues in the basement. Recommend having a qualified gutter contractor make the necessary repair.



05/22/2019 The chimney going through the center of the roof did not have a rain cap on it. This can allow rain water and snow down inside the chimney. Recommend having a qualified contractor make the necessary repair.

Wood stove



05/21/2019 Noted a loose brick on the left front corner of the hearth. Recommend having a qualified masonry contractor make the necessary repair.

Attic



05/21/2019 On the day of the inspection I did not go into the attic. The pull down attic stairs were in poor condition and I did not want to risk further damage to them. Recommend having someone else evaluate the attic.

Basement



05/22/2019 The foundation walls appeared to have some discoloring marks in some locations. This could be caused from excessive moisture. Recommend installing gutters and further evaluate after the gutters have been installed.

General Interior



05/21/2019 Noted in several location on the inside of the skylights where there was evidence of water damage. There was no active leaking on the day of the inspection. Recommend having a qualified roofing contractor further evaluate.

Heating System, baseboard electric



05/22/2019 The house is equipped with electric baseboard heat. I did not test this heating system. I recommend having a qualified person clean and test and evaluate the individual units before using them. It is important to note that curtains, bedding and other house hold items should be kept away from electric baseboard heaters as they may cause a fire.

Full Report

General Information

Overview: Main Road

Report Number: 10

NYS License Number:

Start time: 9:00

End time: 11:00

House is:: Occupied

Age of house: 1964

Type of house: 1 family house

Weather condition: SUNNY! Temperature:

Moderate

Ground Condition: Spring conditions, damp

Foundation: Concrete block

Excluded from inspection: Attic

House Number: Easily seen from street



05/19/2019

The purpose and scope of a standard home inspection DOES NOT INCLUDE the detection, identification or assessment of fungi and other biological contaminants such as molds, mildew, wood destroying fungi (decay), bacteria, viruses, pollen's, animal dander, pet or vermin excretions, dust mites and other insects. Neither the evaluation of the presence for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the inspection company assumes no responsibility or liability related to the discovery or presence of any molds, their removal or the consequences whether property or health related.



05/19/2019 The house numbers were easily seen from the road.



05/19/2019

Building codes and construction standards vary regionally. A standard home inspection DOES NOT INCLUDE the evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance such be directed to the local officials.

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Roof & Ventilation

Roof Inspection Method: From ground
Roof Type: Cross gable
Roof covering: Architectural tiles
Roof approximate age: Mid life
Roof penetrations: 10 noted
Gutter material: None noted
Downspout material: None noted
Chimney appears to be built: 1 on an exterior wall and 1 through the roof

Spark arrester/rain cap: 1 noted
Chimney made of: Masonry
Flue noted: Noted
Roof ventilation: Noted



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05/22/2019 The chimney going through the center of the roof did not have a rain cap on it. This can allow rain water and snow down inside the chimney. Recommend having a qualified contractor make the necessary repair.



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Exterior Walls

Wall structure: Wood framed walls

Wall covering material: vinyl siding

Condition of wall:: Good

Trim: vinyl trim

Trim condition: Good

Door material: steel

Windows: Mostly clad, casements and sliding windows Main
entry porch: Enclosed entry porch noted

Porch steps down: 6

Porch roof: Yes noted

Electrical service type: Overhead

Overhead wires threatened: No

Service size: 120, 240 volt

Drip loop present: Noted

Meter amperage: 200

Voltage: 120,240 volts



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05/19/2019 Pictures of the exterior walls.



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Exterior Grounds

Exterior of foundation walls: Noted
Exterior foundation exposure: none noted
Exterior foundation observed?: from the outside of the house
Window wells: none
Window well condition: n/a
Grading within 6 foot of house: light slope to greater slope. Grading
beyond 6 foot of house: level to slight slope.
Driveway condition: good

Walkway to front entry: Masonry pavers
Walkway condition: good
Patio: Noted
Patio location: Back of house
Patio condition: generally good
Trees & shrubs too close to house: none noted
A/C Compressor condition: n/a
A/C during operation: n/a

Electrical disconnect: Noted



05/21/2019

Noted that the brick paver walkway to the front door has settled and is quite uneven. This could cause a tripping hazard. Recommend having a qualified hard-scaping contractor make the necessary repairs.





05/21/2019 Noted multiple areas around the outside of the house where the plantings have become over grown. Plantings and shrubs should be kept 2 to 3 feet away from the house. Recommend having a qualified landscaping contractor make the necessary repairs.



05/21/2019 Noted a concrete patio area in the back of the house that has some large cracks in it. Recommend monitoring this issue.



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Decks

Deck location (s): Front, side and back of house Deck

material: PT wood

Deck steps to grade: Varying from none to several

Deck (s) condition: Good

deck: Noted

Support column condition: Good

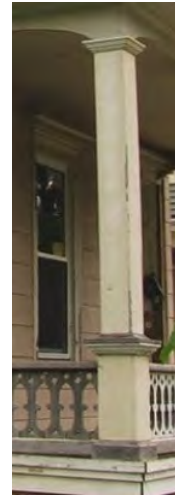
Guard rail condition: Good

Handrail condition: Good



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Attic

Attic access: Pull down attic stairs

How observed: From the main level of the house.



05/21/2019 On the day of the inspection I did not go into the attic. The pull down attic stairs were in poor condition and I did not want to risk further damage to them. Recommend having someone else evaluate the attic.



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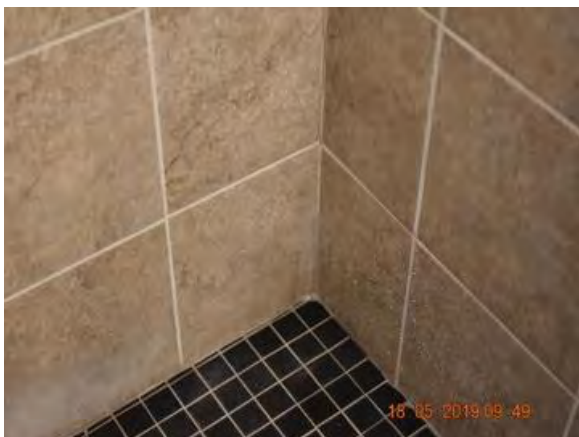
Master Bathroom

Shower: Yes noted
Surround: Acrylic
Surround condition: Good
Bathroom: Single sink
Sink type: 1 piece
Toilet: Flushed
Toilet condition: good
Leaks: None noted

Flooring: Linoleum
Floor condition: Good
Ventilation: Fan vented to the outside
Outlets: none
Functional Flow Test: Acceptable drop in pressure



05/21/2019 Noted a crack in the grout in the shower. This could allow water to leak behind the tile and cause further structural damage. commend having a qualified tile installer make the necessary repair.



05/21/2019 Noted that the door to the vanity did not close and that the knobs do not match.



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Main Bathroom

Bathroom location: 1st floor
Shower: Glass shower noted
Tub: cast iron good
Surround: curtain
Surround condition: Good
Number of sinks: One
Sink type: Under mount
Toilet: Flushed

Toilet condition: Good
Floor: Vinyl planking
Floor condition: Good
Leaks: None noted
GFI's: 2 x GFCI noted
Functional Flow Test: Acceptable drop in pressure



05/21/2019

The caulking around the garden tub is cracking. If it is not re-caulked it could cause water to run down in-between the tub and the tile. Recommend having a qualified professional make the repair.



05/21/2019 General pictures of the main bathroom.



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Detached Garage

Roof inspection method: From ground
Roof type: Gable
Roof covering: Architectural shingles
Gutter material: Vinyl,
Wall structure: Wood frame
Exterior wall covering: Vinyl siding
Automobile door material: Wood
Auto door type: Insulated Barn door
construction

Number of bays: Two
Overhead doors condition: n/a
Number of electric door openers: n/a
Auto reverse: n/a
Photo electric eye: n/a
Interior visibility: good LED lights
Floor: Concrete slab
Floor condition: good

Interior wall covering: Yes walls were covered
Windows made of: Vinyl
Window condition: Good
Sub panel: Yes 220



05/21/2019 Noted that the frame and trim of the man door on the side of the garage was pretty rotten. This could be caused by rain water splashing up onto the door and side of the garage. Recommend a qualified contractor (s) repair the door and install gutters to channel rain away from this area.





05/21/2019 Noted a crack between the driveway and the garage. An open crack can allow water to run down in-between the driveway and garage. In freezing conditions this could allow the frost heave the floor of the garage. Recommend caulking this area with an appropriate type of caulk.



05/22/2019 Picture of the sub feed panel.



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Wood stove

Inspected: Level 1 Inspection

Damper: Did not operate

Wood stove brand name: Vermont

Wood stove location: Den

wood stove material: Metal

Flue pipe connections: Looks secure



05/21/2019

Noted a loose brick on the left front corner of the hearth. Recommend having a qualified masonry contractor make the necessary repair.



05/21/2019

On the day of the inspection the wood stove was not operated. A level 1 inspection was done. Before using the wood stove recommend having a qualified chimney sweep perform a level 2 inspection and clean the unit before use.



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General Interior

Ceilings: Drywall, plaster

Ceiling style: Flat
Ceiling condition: Acceptable
Walls appear to be made of : wood framing covered with wall board
Condition of walls: Acceptable
Floor coverings: Wood, tile, carpet
When bounced on: Acceptable amount of bounce
Generally floors feel: Level

Mostly doors are following type: painted wood
Condition of doors: Acceptable
Windows were mostly: Casement and slider
Insulated glazing noted in : Noted
Windows appear made of: Vinyl
Skylights : none
Skylight leaks: n/a
Stairs : Stairs to basement noted

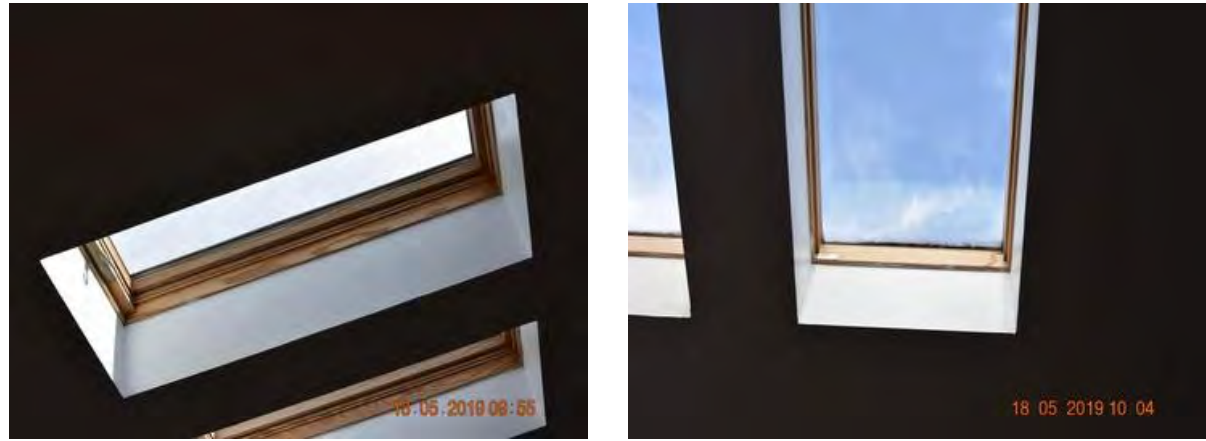
Stairs condition: good
Outlets: Three prong
Smoke detectors: 1 noted
Carbon Monoxide detector: 1 noted



05/21/2019 Noted a missing receptacle cover near the wood stove. And a loose cover plate near the kitchen. Recommend contacting a qualified electrician to make the repair.



05/21/2019 Noted in several location on the inside of the skylights where there was evidence of water damage. There was no active leaking on the day of the inspection. Recommend having a qualified roofing contractor further evaluate.





05/22/2019 Noted a water stain on the wood in the stair well going to the basement. The stain did not appear wet. Recommend monitoring this.



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Kitchen

Cabinets: Wooden

Opened and closed: yes

secure: Yes

Counter tops: Solid surface

Counter tops securely fastened: Yes

Kitchen floor: Laminate

Dishwasher: GE

Dishwasher age: new

Kitchen sink: SS

Ran water and found: No leaks

Refrigerator: GE

Refrigerator age: New

Oven: GE

oven power supply: Gas

oven age: GE: New

Cook top: GE

Cook top power supply: gas

Cook top age: new

Ventilation: exhaust fan noted Number of

GFCI outlets: noted Number of regular

outlets: 4



05/21/2019 Pictures of the kitchen.



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Laundry

Location:: Basement

Washing machine age:: Midlife

Connections from water, drain & electric:: Noted

Dryer:: Maytag

Dryer age:: Midlife

Dryer power:: Nat. Gas

Vented to:: Exterior

Dryer vent material:: Corrugated aluminum

Operated washer and dryer:: Did not operate either appliance.

Drain pipe & Electric: Are a safe distance



05/22/2019

Noted that the dryer was equipped with flexible foil style exhaust ducting. This style of ducting could allow dryer lint and other debris to become stuck in the ducting. This style of ducting has been known to cause fires. At the very least this will cause the dryer to work less efficiently. Recommend having a qualified contractor install semi rigid or rigid ducting.



05/22/2019 Pictures of the washer and dryer



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Heating System

Apparent age of unit: Older

Heating system type: base boards Hot Water

Energy source: Gas

Combustion air supply: Return air from inside the house
Thermostat was turned on, the system: Not in use

Emergency shut off: Noted

High efficiency exhaust pipes : Not noted
Distribution: Fan

System location: Basement

Vent pipe: Noted



05/22/2019

There were multiple heating systems noted on the day of the inspection. The oil fired forced hot air system was not in use, but seemed to have all of it's components present. I did not test this system. If the system is not going to be used I recommend having a qualified HVAC contractor dismantle it and remove it. If it is going to be used, I recommend having a qualified HVAC contractor clean, service and test it before it is put back into operation.



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Heating System, baseboard hot Water

Apparent age of unit: Midlife

Heating system type: Baseboard hot water

Energy source: Gas

Thermostat was turned on, the system: Not in use



05/22/2019

The house is equipped with Gas baseboard heat. I did not test this heating system. I recommend having a qualified person clean and test and evaluate the individual units before using them.



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Air Conditioner

Brand: Mitsubishi
Status: Not operated
Approximate age of system:
Midlife A/C energy source: Electric



05/19/2019

Mini split A/C unit noted on the side of the house. The unit was not tested because temperatures were below 65 degrees. Operating the unit when outside temperatures are below 65 degrees could damage the unit. Recommend having a qualified HVAC contractor test the unit when temperatures permit.



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Domestic Water Heater

Manufacturer: Reliance
Type: Tank
Energy source: Nat Gas
Estimated age: new

Capacity: 40 gallons
Safety relief valve: Was noted
Safety extension: Was noted
Supply valve: Was noted

Drain discharge to: Floor
Rust or corrosion: None noted,
Tested hot water: Hot water was received at faucet
Location: Basement



05/22/2019 Pictures of the hot water heater.



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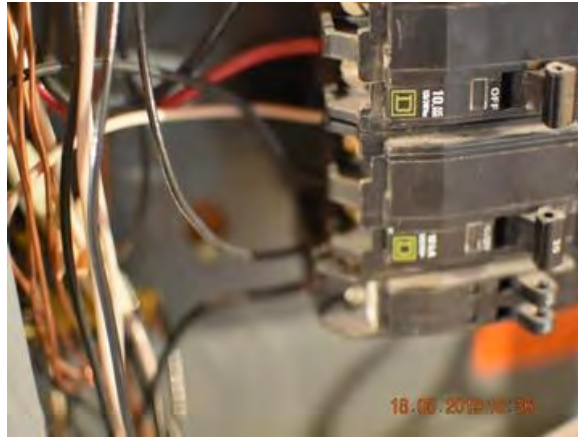
Electrical System

Location of main panel: Basement
Location of distribution box: front room
Location of main disconnect: Top of panel
Type of protection: Circuit breakers
Service conductor material: Aluminum
Main disconnect rating: 200 amp breaker
Type of branch circuit wiring: NM sheathed (Romex)
Aluminum branch wiring present: No

Double tapped breakers: No
Additional room: Yes
Missing covers: No
20 amp breaker: 12 Gauge wire
30 amp breaker: 10 Gauge wire
Grounding observed to : noted 1 stranded copper ground wire leaving the panel
If grounded to water main, is meter jumped: Noted and yes.



05/22/2019 Notes a 14 gauge wire in the panel that was connected to a 20 amp breaker. The 20 amp breaker is over sized for the 14 gauge wire and will not trip when it should. Recommend having a qualified electrician make the necessary repair.



05/22/2019 Pictures of the electrical panel.



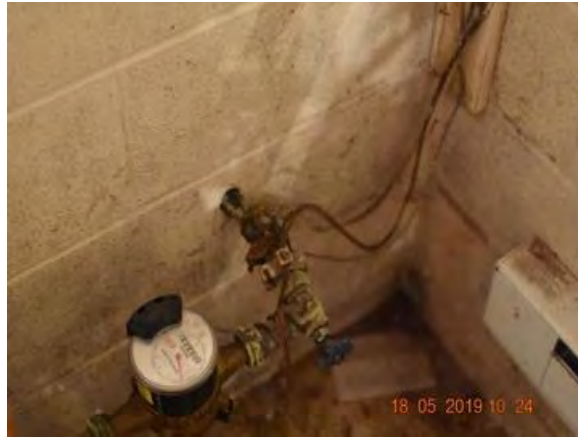
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Plumbing System

- Main entry pipe: Visible, see picture
- Location of main water meter: Basement
- Location of main water shut-off: By the meter, see photo
- Waste system pipes: Plastic, White PVC
- Main waste line cleanouts: Noted
- Vent pipe observed: Outside of house, see picture.



05/22/2019 Pictures of the main water supply



05/22/2019 Pictures of the plumbing waste lines.



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Basement

Basement access: Stairs from inside the house.

Foundation walls: Block

Ceiling framing: finished

Foundation walls made of: Masonry block

Basement floor: Poured concrete slab

Ventilation: Windows

Pier/support post material: Metal, masonry

Support column condition: intact

Floor drainage: None noted

Sump pump: Noted

Sump pump works: Yes

Floor structure above: Wood joists Insulation material: None noted

Beam material: Metal

Windows: Noted

Chimney in basement: Noted

Chimney condition: Acceptable



05/22/2019

The foundation walls appeared to have some discoloring marks in some locations. This could be caused from excessive moisture. Recommend installing gutters and further evaluate after the gutters have been installed.



05/22/2019

The foundation walls appear to have some cracks, both step cracks and horizontal. Recommend monitoring this for further movement.



05/22/2019

Noted that the ceiling in the room in the basement appeared loose in places. Recommend keeping an eye on this. Should this become worse, contact a qualified contractor.



05/22/2019 Pictures of the support system.



05/22/2019 Pictures of the sump pump.



05/22/2019 Noted a semi finished basement. I could not properly evaluate the room because the walls were covered and there were stored items present.



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Safety Concerns

Outlets were tested for GFI: Using a testing plug
Smoke detectors noted: noted Smoke detectors
installed: Carbon Monoxide noted: 2 noted



05/22/2019

Smoke detector should be replaced every 10 years. On the day of the inspection the smoke detector were not tested. Recommend having someone properly test them. Below is a link to installing and maintaining smoke detectors.

<https://www.nfpa.org/Public-Education/By-topic/Smoke-alarms/Installing-and-maintaining-smoke-alarms>



09/06/2019

On the day of the inspection no carbon monoxide detectors were noted. If carbon monoxide were present in the home it would go undetected. This could cause serious injury or death to the occupants. Recommend installing new carbon monoxide detectors. Here is a link on the proper installation of carbon monoxide detectors.

<https://www.google.com/search?client=firefox-b-1-d&q=information on carbon monoxide detectors>

This home inspection is a visual non-intrusive inspection that is in accordance with the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm> and the State of New York

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