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Property Inspection Report

Client(s): **Ann Informed Buyer**

Property address: **123 your st.**

Inspection date: **3/31/2010**

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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 risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Evaluate	Recommend evaluation by a specialist
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporthost.com/glossary.asp>

General information

Report number: 03312010

Structures inspected: house

Type of building: Single family

Age of building: 6

Time started: 2:59pm

Time finished: 4:26 pm

Inspection Fee: 249

Payment method: Check

Present during inspection: Client(s), Realtor(s)

Occupied: Yes

Weather conditions: Partly cloudy

Temperature: Cool

Ground condition: Wet

Front of structure faces: North

Main entrance faces: North

Foundation type: Unfinished basement

The following items are excluded from this inspection: Security system, Playground equipment, Built-in sound system

1)  This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

2)  Some wall, floor and/or ceiling surfaces were obscured by furniture and/or stored items. Some areas couldn't be evaluated.

Exterior

Footing material: Not visible

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Vinyl

Driveway material: Asphalt

Sidewalk material: Paving stones

Exterior door material: Solid core steel

3)  One or more downspouts have no extensions, or have extensions that are ineffective. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Repairs should be made as necessary, such as installing or repositioning splash blocks, or

installing and/or repairing tie-ins to underground drain lines, so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.



Photo 10



Photo 11

4) 🛠️ Gaps exist at one or more openings around the exterior, such as those where outside faucets, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.



Photo 9



Photo 12

5) 🛠️ One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks including:

- Hydraulic cement. Requires chiseling a channel in the crack to apply. See <http://www.quickrete.com/catalog/HydraulicWater-StopCement.html> for an example.
- Resilient caulks (easy to apply). See <http://www.quickrete.com/catalog/GrayConcreteRepair.html> for an example.
- Epoxy sealants (both a waterproof and structural repair). See <http://www.mountaingrout.com/> for examples of these products.

6) ⓘ Minor cracks were found in the driveway. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.



Photo 13

Roof

Roof inspection method: Viewed from ground with binoculars
Roof type: Gable
Roof covering: Asphalt or fiberglass composition shingles
Estimated age of roof: 6 yrs per disclosure
Gutter & downspout material: Aluminum
Roof ventilation: Adequate

7)  Because of the roof covering type and/or the configuration of the roof, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof.

Garage

8)   The auto-reverse mechanism on the vehicle door opener is inoperable or requires too much force to activate. This is a safety hazard, especially for small children. A qualified contractor should evaluate and repair as necessary. For more information on garage door safety issues, visit: <http://www.cpsc.gov/cpsc/pub/pubs/523.html> or <http://www.ohdstl.com/safety.html>

Attic

Inspection method: Not inspected

9)  The attic access hatch was inaccessible due to stored items, debris, or the hatch being permanently closed. The inspector was unable to evaluate the attic, and it's excluded from this inspection. Recommend moving items or modifying hatch(es) as necessary to allow periodic evaluation of attic spaces.

Electric service

Primary service type: Underground
Primary service overload protection type: Circuit breakers
Service amperage (amps): 200
Service voltage (volts): 120/240
Location of main service switch: BASEMENT
Location of main disconnect: Breaker at top of main service panel
Service entrance conductor material: Aluminum
System ground: Cold water supply pipes
Main disconnect rating (amps): 200
Branch circuit wiring type: Non-metallic sheathed
Smoke detectors present: Yes

Water heater

Estimated age: 6 yrs
Type: Tank
Energy source: Natural gas
Capacity (in gallons): 40
Manufacturer: Rheem

Heating and cooling

Estimated age: 6 yrs
Primary heating system energy source: Natural gas
Primary heat system type: Forced air
Primary A/C energy source: Electric

Primary Air conditioning type: Split system
Distribution system: Sheet metal ducts
Manufacturer: Rheem
Filter location: At the base of the furnace

- 10)  The air handler's filter(s) are damaged and/or deteriorated and should be replaced.



Photo 8

- 11)  The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Plumbing and laundry

Location of main fuel shut-off: outside
Water service: Public
Service pipe material: Copper
Supply pipe material: Polybutylene
Vent pipe material: Plastic
Drain pipe material: Plastic
Waste pipe material: Plastic

- 12)  A sump pump is installed on the premises. This may indicate that water accumulates inside or below the structure. Recommend asking the property owners how often the sump pump operates and for how long at different times of the year. Also, the clients should be aware that the service life of most sump pumps is between five and seven years, and that the pump may need replacing soon depending on its age and how much it operates.
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- 13)  The inspector was unable to test the sump pump for one or more reasons (no source of water, appeared unsafe, no power, etc.). The sump pump was not fully evaluated. THE SUMP PUMP WAS NOT READILY ACCESSIBLE

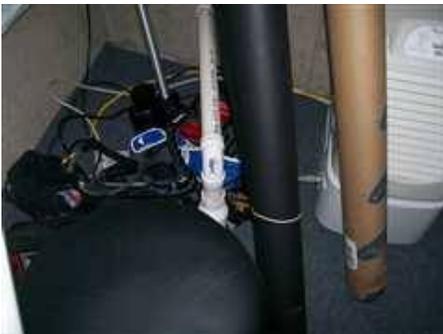


Photo 7

Basement

Insulation material underneath floor above: None visible
Pier or support post material: Steel

Beam material: Steel
Floor structure above: Solid wood joists

Kitchen

14)    Substandard wiring was found for the under-sink food disposal. Unprotected solid-strand, non-metallic sheathed (Romex) wiring is used. The insulation can be damaged by objects coming in contact with it and/or it being repeatedly moved. This is a safety hazard due to the risk of shock and fire. Armored (BX) cable, or a flexible appliance cord with a plug end and electric outlet should be used. A qualified electrician should evaluate and repair as necessary.



Photo 2

15)   The dishwasher drain line is not configured with a "high loop" or "air gap". A high loop is created by routing the drain line up to the bottom surface of the counter top above, and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Some dishwashers have a built-in high loop where one is not required to be configured in the drain line. The clients should try to determine if a high loop is required for this brand and model of dishwasher (review installation instructions, etc.). If one is required, or it cannot be determined if one is not required, then a qualified contractor should install a high loop as per standard building practices.

Also, no "air gap" is installed. Air gaps are another device meant to prevent water from the sink drain or food disposal from entering the dishwasher. These are required in some municipalities for new construction and when remodeling. The client(s) should consult with a qualified contractor to determine if an air gap should be installed.



Photo 2

16)   The under-sink food disposal is noisy. A qualified plumber or contractor should evaluate and repair or replace the food disposal as necessary.

17)  The sink sprayer at the kitchen sink is inoperable or defective. It should be replaced, and by a qualified plumber if necessary.

THERE IS A SLIGHT LEAK AT THE SPRAYER HOSE /HANDLE CONNECTION



Photo 3

18) 🛠️ Water damage was found in the WINDOW TRIM above the sinks. A qualified contractor should evaluate and make repairs as necessary.



Photo 1

Bathrooms

19) 🛠️ One or more sinks are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.



Photo 4

20) 🛠️✅📍 the tub spout in the bathroom needs to be sealed against the tub wall to prevent water damage to the lower floor ceilings



Photo 5

Interior rooms

21)  One or more ceiling fans wobbles excessively during operation. This is a potential safety hazard and may be caused by one or more of the following:

- Loose screws
- Loose blade(s)
- A loose connection between the rod and the fan body
- A loose connection between the fan body and the electric box above
- Misaligned blades
- Bent or warped blades
- Unbalanced blades

Recommend having a qualified contractor evaluate and repair as necessary. For more information, visit:

http://www.faninfo.com/ceiling_fans_balance.html

<http://thefanshop.com/fanfaq/maintenance.htm>

http://www.lampdepot.com/service/wobble_problems.htm



Photo 6