



2.1.1 Wood Shake Roof

END OF LIFE



The wood shake roof covering appeared to be at the end of its long term service life and was in need of replacement. The wood shakes exhibited widespread splitting, decay and rot with interlayment exposed in several areas. A general rule of thumb is complete replacement is warranted when the percentage of cracked, damaged or missing shingles exceeds approximately 30 percent of the roof-covering material. I recommend you consult with a qualified roofing contractor to discuss options and costs for roof replacement.

Recommendation

Contact a qualified roofing professional.



2.4.1 Roof Drainage System

GUTTERS FULL



The roof gutters and downspouts were completely filled with leaf debris and no performing their intended functions. Recommend having gutters replaced when roof is replaced, installing larger gutters to better capture the rain water at the roof thereby diverting water away from the foundation and sidewalls

Recommendation

Contact a qualified professional.



3.2.1 Deck, Porch & Patio **ROT AT DECK JOISTS**

 Safety Hazard

The cantilevered wood supports for the deck at the rear of the home were showing signs of heavy wood rot. A cantilevered deck relies on the integrity of the wood supports as the deck's only means of support. When wood rot is found in the supports, the deck is no longer safe for use. Recommend having a qualified person remove and rebuild the deck as a conventional deck with an attached ledger board and support posts at the outer end of the deck.

Recommendation
Contact a qualified professional.



3.2.2 Deck, Porch & Patio **LOOSE RAILINGS**

 Safety Hazard

The railings at the deck are not safely attached to the deck and can easily be pushed off of the deck. Recommend having the railings replaced with new railings that conform to current building and safety standards. This is a fall hazard that needs to be corrected.

Recommendation
Contact a qualified professional.



Railings Separated

3.2.3 Deck, Porch & Patio

MISSING POSTS

 Safety Hazard

The deck main beams at the new section of the deck are missing support posts where they meet the house. Recommend having posts installed under the beams as needed for proper support.

Recommendation
Contact a qualified professional.



Missing Post Under Support Beam on Deck

3.6.1 Exterior Electrical

DAMAGED OUTLETS

 Safety Hazard

There were damaged outlet boxes, open/uncovered boxes and open pull boxes around the exterior of the home.

Recommend having all repaired with new waterproof covers as needed for safety

Recommendation
Contact a qualified electrical contractor.



3.9.1 Retaining walls (with respect to their effect on the condition of the building)

RETAINING WALL DAMAGE

 Recommendation

The retaining wall at the bottom of the driveway was deteriorated and in need of repair or replacement. Recommend having further evaluated by a qualified person to identify if patching is possible or if replacement is needed.

Recommendation
Contact a qualified professional.



4.1.1 Door & Window Exteriors

KITCHEN DOOR

 Recommendation

The kitchen sliding doors were showing signs of wood rot along their bottom edges. Recommend having repaired as needed.

Recommendation
Contact a qualified carpenter.



4.1.2 Door & Window Exteriors

WINDOW DAMAGED

 Recommendation

Rot was found on a window along the right side of the home and along the deck doors. Repair as needed

Recommendation
Contact a qualified professional.



4.5.1 Exterior Trim

FAILING PAINT

 Recommendation

The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning) Exterior Trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the trim should be made prior to this.

Recommendation

Contact a qualified painter.



6.3.1 Floor Structure

SILL PLATE ROT

Sill plates along the rear of the building have some rot at different location. Recommend having the damaged wood framing members replaced as needed

Recommendation

Contact a qualified professional.

 Safety Hazard



6.7.1 Report Any Signs of Water Intrusion or Unusually Damp Areas

DAMP WALLS

There were signs of moisture along the foundation walls at the front of the building. Recommend having a qualified person repair the problem as needed.

Recommendation

Contact a qualified professional.

 Recommendation



7.1.1 Main Water Supply

LOW WATER FLOW

 Safety Hazard

The water pressure in the home was not good. Water only ran from a faucet for a few seconds before the pressure disappeared. I recommend having a qualified well company further evaluate to determine the cause of low/ no pressure and the costs to fix or repair.

Recommendation
Contact a qualified well service contractor.



Very Low Flow at Fixtures

7.1.2 Main Water Supply

POOR PRESSURE

 Safety Hazard

Without adequate water flow at the fixtures I was unable to determine if there were any leaks in the drain and waste system.

Recommendation
Contact a qualified professional.

7.5.1 Electric Water Heater

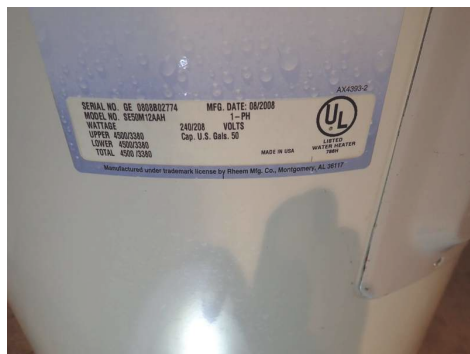
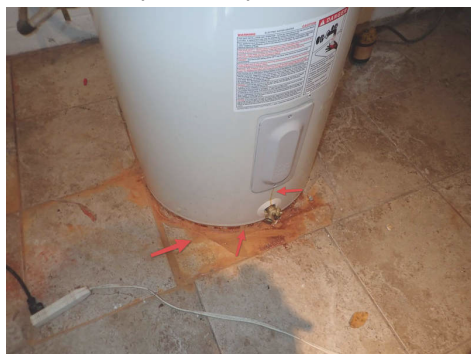
WATER HEATER NG

 Safety Hazard

BASEMENT

The water to the water heater was turned off as was the power to the water heater. The water heater showed signs of leaking (rust stains on floor around water heater) and will need to be replaced. The installed heater is no longer any good.

Recommendation
Contact a qualified professional.



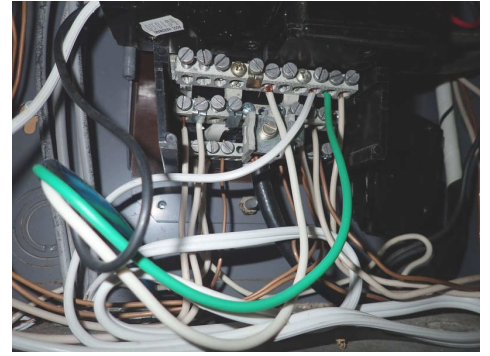
8.2.1 Main & Distribution Panels

BONDED NEUTRAL AT SUB PANEL

 Safety Hazard

BASEMENT

Neutral and equipment ground wires were bonded (connected) at the electrical sub-panel. This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to "floating" neutral bar and not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend having a licensed electrician repair as per standard building practices.



Recommendation
Contact a qualified electrical contractor.

8.2.2 Main & Distribution Panels

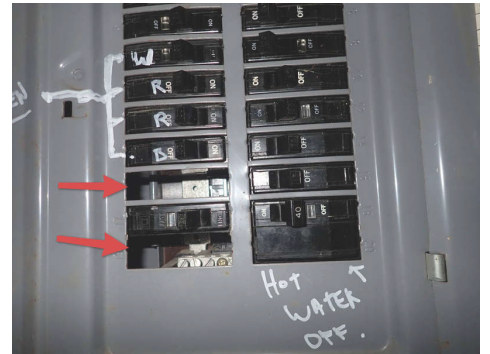
PANEL SLOST MISSING

BASEMENT

One or more slots where circuit breakers are normally installed were open in the front of the electrical panel. Energized equipment was exposed and is a shock hazard. Recommend that a licensed electrician install closure covers where missing.

Recommendation
Contact a qualified electrical contractor.

 Safety Hazard



8.2.3 Main & Distribution Panels

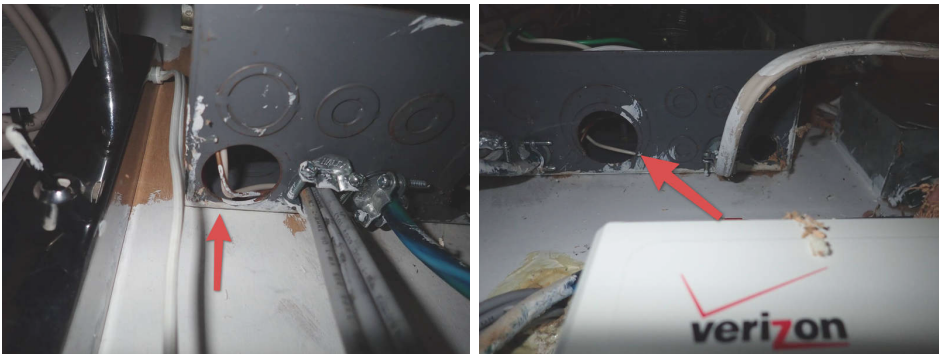
MISSING KNOCKOUTS

BASEMENT

One or more knockouts were missing from the electrical panel. Holes in the panel enclosures are a potential fire hazard if a malfunction ever occurs inside the panel. Recommend that a licensed electrician install knockout covers where missing as per standard building practices.

Recommendation
Contact a qualified electrical contractor.

 Safety Hazard



8.2.4 Main & Distribution Panels

PUSHMATIC

 Recommendation

Suggested Improvement - The main electrical panel was a "Pushmatic" brand panel. These panels are found in older electrical systems. Their circuit breakers are known to become very stiff and difficult to operate or reset over time. Breakers may remain on after attempts to trip or turn them off have been made. They also have an indicator flag that falsely indicated the on/off tripped state. The breakers rely on thermal tripping only, whereas modern breakers have both thermal and magnetic trip mechanism. These conditions pose shock and fire hazards. Recommend that a qualified electrician replace pushmatic brand panels with more modern panels that offer more flexibility for new, safer protective technologies like GFCIs (ground fault circuit interrupts) and AFCIs (arc fault circuit interrupts).



8.4.1 Connected Devices, Fixtures & Outlets

MISSING COVER PLATES

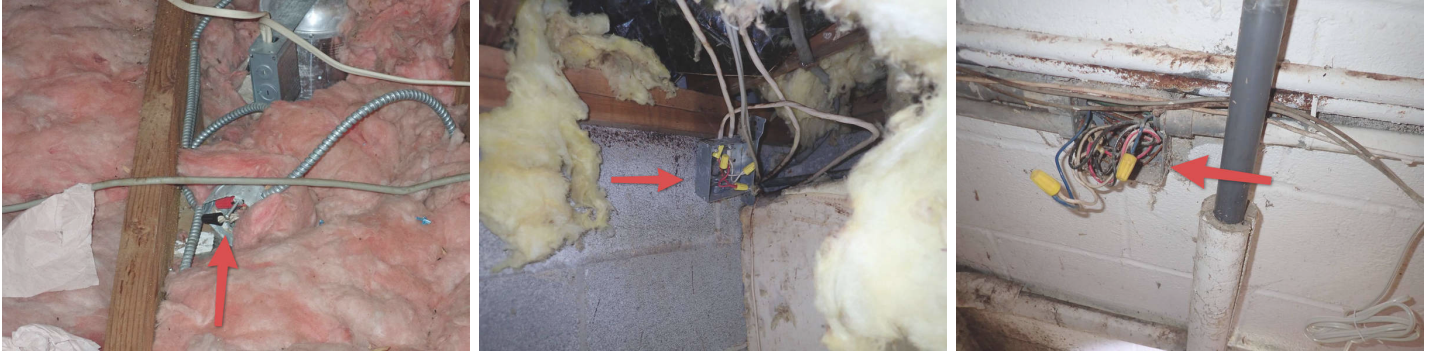
ATTIC AND CRAWLSPACE

 Safety Hazard

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.

Recommendation

Contact a qualified electrical contractor.



8.4.2 Connected Devices, Fixtures & Outlets

GENERATOR

 Safety Hazard

The generator wiring was done improperly and is unsafe to use. This was not done by an electrician and was not inspected by the electrical inspector. Recommend immediate removal by a qualified person.

Recommendation

Contact a qualified electrical contractor.



8.8.1 Smoke & Carbon Monoxide Detectors

Recommendation

SIP SMOKES

Suggested Improvement - By current safety standards smoke alarms were missing from some bedrooms, from hallways leading to bedrooms, on one or more levels, in the attached garage. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information visit:

<http://www.sterlinghomeinspections.com/index/#/smoke-alarms/>

8.8.2 Smoke & Carbon Monoxide Detectors

Recommendation

SI CARBON

Suggested Improvement - Carbon monoxide alarms were missing from one or more sleeping areas, on one or more levels. This is a potential safety hazard. Most states or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms as per these standards. For more information visit:

<http://www.sterlinghomeinspections.com/index/#/carbon-monoxide/>

9.5.1 Thermostat

Safety Hazard

THERMOSTAT NOT WORKING

BASEMENT

The basement thermostat was not operating. Recommend having replaced as needed. The basement level heat was not tested as a result.



Recommendation

Contact a qualified professional.

10.1.1 Central Air Conditioner

Safety Hazard

15-20 YEARS OLD

The estimated useful life for most air conditioning equipment is 15-20 years. This equipment appeared to be near, at, or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified heating and cooling contractor



11.1.1 Insulation in Attic

CEILING INSULATION

 Recommendation

Suggested Improvement - Ceiling insulation installed in the attic was less than the amount recommended by today's building standards. Recommend that a qualified contractor install insulation for better energy efficiency and per current standard building practices (typically 12" with an R rating of R-38).



11.2.1 Insulation Under Floor System

INSULATION FOULED

 Recommendation

The insulation in the crawlspace was fouled by heavy rodent activity. I recommend having the insulation removed and replaced by a qualified person.

Recommendation
Contact a qualified professional.



12.1.1 Ceilings, Walls & Floors

SPONGY FLOOR

 Recommendation

The floor along the rear wall of the building in the living room was spongy and slightly sunken. The framing under the floor may be damaged by wood rot and termite activity that could not be seen from below due to insulation and ductwork. Recommend further evaluation when insulation is removed from crawlspace.

Recommendation
Contact a qualified professional.



12.2.1 Doors (representative number)

DANGEROUS STEP

 Safety Hazard

The basement sliding door was dangerous. The step to the exterior was far in excess of a typical seven inch step. Anyone unfamiliar with the door could fall and become injured. Recommend correcting as needed by adding steps or sealing up the door.

Recommendation
Contact a qualified professional.



12.2.2 Doors (representative number)

NEED FALL PROTECTION

The 2nd floor doors in the master bedroom do not have adequate fall protection and what is installed has been damaged by wood rot. Recommend installing railing as per current building standards for safety

Recommendation
Contact a qualified carpenter.



12.4.1 Lighting & Outlets

LIGHTS NOT WORKING

KITCHEN +LIVING ROOM

The lighting in the kitchen and the lighting in the living room did not work. Recommend having repaired as needed by a qualified person.

Recommendation
Contact a qualified electrical contractor.



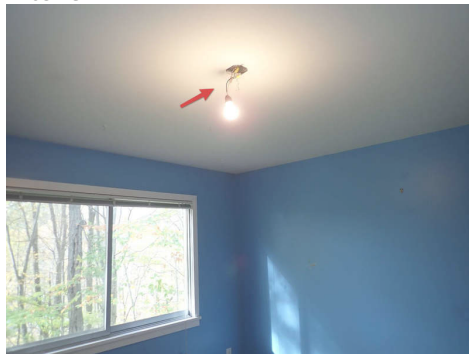
Kitchen



Kitchen



Living Room



12.4.2 Lighting & Outlets

LIGHTS POORLY INSTALLED

Light fixtures throughout the house were missing, improperly/unsafely hung. Recommend having repaired as needed for safety

Recommendation
Contact a qualified professional.





12.5.1 Stairs, Balconys & Railings

UNSAFE GUARDRAILS

 Recommendation

A handrail assembly at this staircase had spaces between balusters that allowed the passage of a 4 3/8-inch sphere. To improve child safety, the Inspector recommends altering the handrail assembly in a manner which will prevent the passage of a 4 3/8-inch sphere. All work should be performed by a qualified contractor.

Recommendation
Contact a qualified professional.



13.15.1 Dryer Venting

RIBBED PLASTIC VENT

 Safety Hazard

BASEMENT

The dryer was vented using a flexible, ribbed plastic vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. Recommend replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.



13.16.1 Washer and Dryer

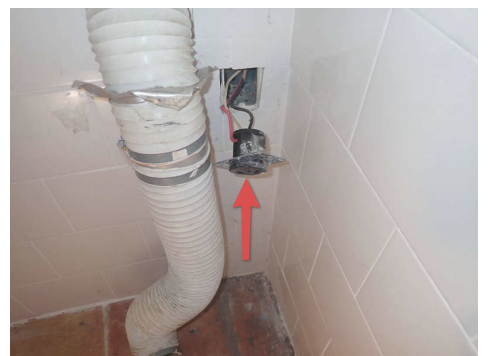
LOOSE OUTLET

 Safety Hazard

BASEMENT

The 240-volt dryer electrical receptacle in the laundry area was loose. The Inspector recommends that it be securely re-attached by a qualified electrical contractor.

Recommendation
Contact a qualified professional.



14.5.1 Condition of Plumbing Under the Sink

LEAKING TRAP CONNECTIONS

KITCHEN

Leaking connections at the trap assembly beneath the kitchen sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below. The Inspector recommends repair by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



14.7.1 Range Hood

BROKEN RANGE HOOD

KITCHEN

The range hood was broken and missing pieces. Recommend having repaired or replaced as needed for proper operation.

Recommendation

Contact a qualified professional.



Safety Hazard



14.8.1 Dishwasher

DISHWASHER NOT TESTED

KITCHEN

Due to low water pressure the dishwasher could not be tested for proper operation. I recommend having tested prior to the closing when the water pressure issue has been corrected.

Recommendation

Contact a qualified professional.



Recommendation



16.2.1 Damper Condition and Function

SEIZED DAMPER

The damper for the fireplace was rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. I recommend a qualified contractor inspect and repair as needed.

Recommendation

Contact a qualified chimney contractor.



Safety Hazard



16.6.1 Chimney Structure/Exterior

CHIMNEY REPOINTING



Safety Hazard

Mortar at the top or sides of the brick chimney was deteriorated (e.g. loose, missing, cracked). As a result, water is likely to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor evaluate and repair as necessary. For example, by repointing the mortar or replacing damaged bricks.



16.6.2 Chimney Structure/Exterior

CHIMNEY CROWN

 Recommendation

The chimney crown (concrete) at the top of the chimney was cracked/damaged and in need of repair or replacement. The chimney crown keeps water from entering the chimney and causing damage to the chimney structure. Recommend having a qualified person repair/replace as needed.

Recommendation

Contact a qualified chimney contractor.



17.1.1 Rodents

RODENT INFESTATION

 Safety Hazard

Evidence of rodent infestation was found in the form of urine stains, traps, poison, dead rodents, rodent droppings, and damaged insulation. Consult with the property owners about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. For additional information, visit: <http://www.sterlinghomeinspections.com/index/#/mice/>

Recommendation

Contact a qualified pest control specialist.



Attic



Mouse Trails Attic



17.2.1 Possible Microbial Growth

MOLD

BASEMENT

Possible microbial growths were found at one or more locations. It is beyond the scope of this inspection to identify what organism or substance 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 material such as drywall are removed, enclosed 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 or NYS Licensed industrial hygienist or mold/moisture assessment specialist. For more information, visit: <http://www.sterlinghomeinspections.com/index/#/mold/>

Recommendation

Contact a qualified environmental contractor



17.4.1 Insect Damage

VISIBLE INSECT DAMAGE

Visible insect damage was observed at the time of the inspection. In many houses where the basement is finished, like this one, it is not possible to observe for activity in a majority of the house. I recommend having an qualified pest control company install termite bait stations proactively in the ground at the building's exterior to make sure there is no activity in the ground around the house. If no activity is found the bait stations can be removed.

Recommendation

Contact a qualified pest control specialist.



Rear of Home along Deck at Windows

18.1.1 Foundations (If all crawlspace areas are not inspected, provide an explanation. An opinion on performance is necessary)

STRUCTURAL DAMAGE

GARAGE



The garage floor was a floating or elevated floor, being supported by two steel beams exposed to the elements. The steel beams were heavily rusted and may no longer be able to support the intended loads. I recommend having a structural engineer further evaluate and recommend if repairs are needed such as replacing the steel beams.

Recommendation
Contact a qualified structural engineer.



18.5.1 Roof Covering (If the roof is inaccessible, report the method used to inspect)

PAST LIFE EXPECTANCY



The roof was well worn and in need of replacement same as the main house.

Recommendation
Contact a qualified professional.



18.16.1 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure



GFCI MISSING

GARAGE

One or more electrical receptacles (outlets) at the *LOCATION (GFCI)* had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices/ General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawlspace and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information visit:

<http://www.sterlinghomeinspections.com/index/#/ground-fault-circuit-interupts/>

