



SUMMARY

1234 Main St.colden NY 14033

Buyer Name
03/05/2019 9:00AM

Bradley Beck
N.Y.S. Licensed Home Inspector...
Alto Home Inspection, LLC
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SCOPE OF THE INSPECTION:

Alto Home Inspection, LLC endeavours to perform all inspections in compliance with the New York State Home Inspector Standards of Practice, and as detailed within the preinspection agreement. As such, we inspect the readily accessible, visually observable, installed systems and components of a home. This report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

CATEGORIES:

This report divides deficiencies into three categories; Maintenance Items (colored in blue), Recommendations (in orange), and Significant Defects (in red).

MAINTENANCE ITEMS: Include components that were found to be in need of recurring or basic general maintenance to protect either a the component or the occupants. Also included in this section are items that were beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection. Typically these items are considered to represent a less significant immediate cost than those listed in the following two categories.

RECOMMENDATIONS: Include comments of a deficiency, a latent defect or a suggested improvement of a system which may have appeared functional at the time of inspection, however some benefit may be achieved by adhering to the recommendation.

SIGNIFICANT DEFECTS: Will denote a brief comment of a significantly deficient component or a condition which, will require a relatively short term correction and/or expense. These will typically fall into one of the following four categories:

1. Major defects. An example of this would be a structural failure.

2. Things that may lead to major defects, such as a small roof-flashing leak, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home
4. Safety hazards

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your real estate agent for further advice regarding the contents of this report.

3.1.1 Siding, Flashing & Trim

SEAL GAP IN SIDING

RIGHT SIDE OF HOME

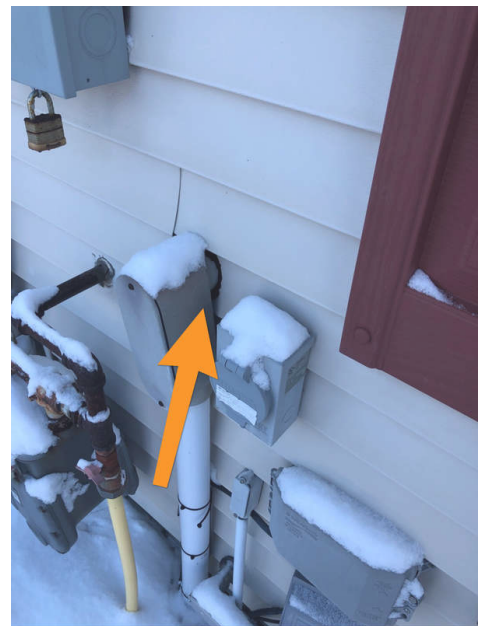
Gaps in the siding were observed which were not properly sealed. It is recommended that these gaps are properly sealed in order to prevent moisture intrusion and damage to underlying building materials.

Recommendation

Contact a qualified siding specialist.



Recommendation



3.1.3 Siding, Flashing & Trim

NON-FUNCTIONAL ITEM

RIGHT SIDE OF HOME

Recommendation

Contact a qualified professional.



Recommendation

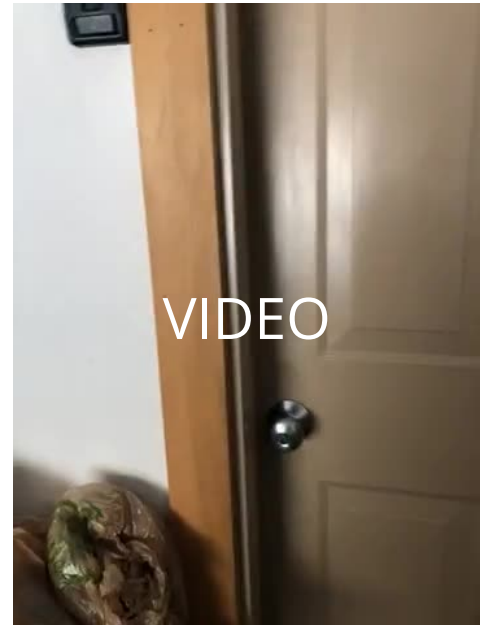


5.3.1 Occupant Door (From garage to inside of home)

 Significant Defect

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.



6.4.1 Sink(s), Faucet(s), Sprayer & Drain

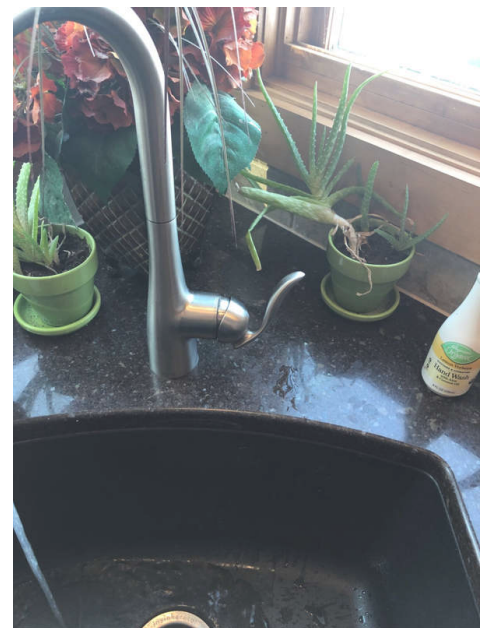
 Significant Defect

HANDLE DIRECTION REVERSED

The kitchen sink faucet handle was installed so that hot water is produced when the handle is pulled toward the operator. This presents a safety concern for small children who are able to reach the handle, and may expect cool water to be produced. Typically the faucet can be reconfigured by a plumber at low cost.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Visible Plumbing

 Recommendation

ACTIVE LEAK

1ST FLOOR

An active leak in the exposed plumbing under the laundry sink was observed.

Recommendation

Contact a qualified plumbing contractor.



7.4.2 Visible Plumbing

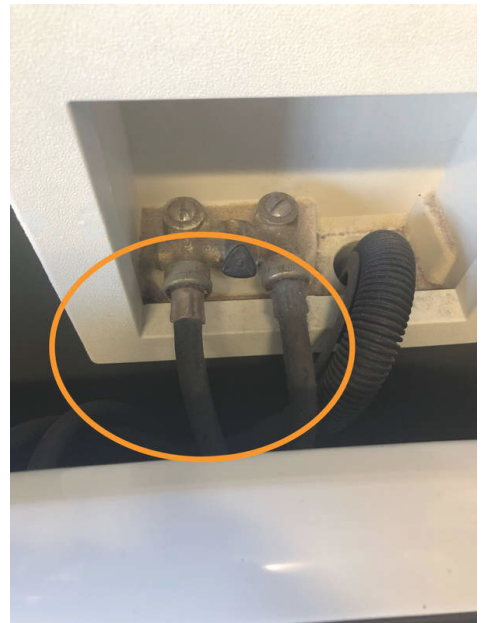
REPLACE FLEXIBLE SUPPLY LINE

 Recommendation

Burst flexible water supply lines that connect faucets, toilets, laundry washing machines and dishwashers to the home's plumbing system are a large cause of water damage to homes. Over time, the rubber in these becomes brittle, and the stainless steel that reinforces the rubber in certain types loses its integrity because of corrosion. It is recommended that these supply lines are replaced, unless it can be confirmed that they are less than five years old.

Recommendation

Contact a qualified plumbing contractor.



8.2.1 Sink(s)

SLOW DRAIN

2ND FLOOR

 Recommendation

A bathroom sink drained slowly. Most likely, the drain needs to be cleaned.

Recommendation

Contact a qualified plumbing contractor.



8.6.2 Toilet(s)

TOILET LOOSE

2ND FLOOR

A toilet was loosely attached to the floor. Generally, tightening the floor bolts will correct this condition.

Recommendation

Contact a handyman or DIY project



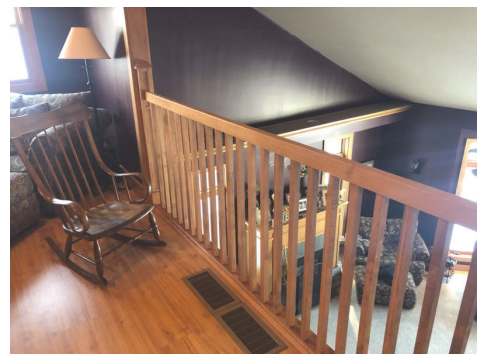
9.4.1 Steps, Stairways & Railings

LOOSE HANDRAIL

The railing at the loft area moved more than expected when shaken. It is recommended to bolster the strength of the handrail in order to better protect small children from potentially breaking the railing.

Recommendation

Contact a qualified carpenter.



9.4.3 Steps, Stairways & Railings

MISSING STAIRWAY LIGHTING

BASEMENT

Recommendation

Contact a qualified professional.



Recommendation



10.2.1 Attic Ventilation

INSUFFICIENT ATTIC VENTILATION

Ridge and soffit vents were installed in the home, however microbial growth in the underside of the roof sheathing was present. Less than adequate ventilation is a large contributor to microbial growth. Install additional ventilation in the attic, potentially at the gable ends of the roof.

Recommendation

Contact a qualified roofing professional.



Recommendation

10.4.1 Attic Insulation & Air Leakage

MICROBIAL GROWTH

Signs of microbial growth were present. Improving air flow and insulation may reduce the likelihood of this condition worsening. Monitor the area and contact a mold assessment company for evaluation if it remains present.

Recommendation

Contact a qualified mold inspection professional.



Recommendation



14.3.1 Distribution Panel/Sub-Panel

GROUND WIRE INSTALLED ON NEUTRAL BUS IN SUBPANEL

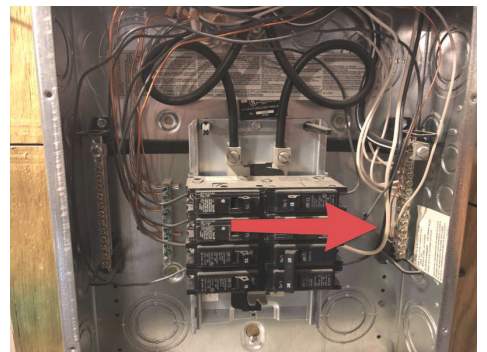
The sub panel has separate ground and neutral bus bars, as required. However, a circuit was wired to have its ground and neutral wired attached to the same bus bar. Have an electrician relocate the ground wire to the correct bus bar.

Recommendation

Contact a qualified electrical contractor.



Significant Defect



14.3.2 Distribution Panel/Sub-Panel

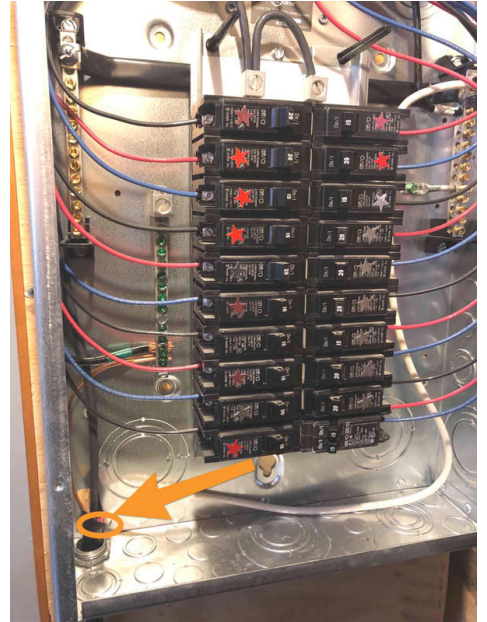
UNCAPPED AND EXPOSED WIRING

A stray uncapped wire was visible in the panel adjacent and to the right of the main service service panel. This wire should be capped or otherwise protected.



Recommendation

Recommendation
Contact a qualified electrical contractor.



14.7.1 Receptacles

COVER PLATE(S) DAMAGED

 Recommendation

A damaged electrical cover plate was observed. Cover plates are intended to keep hands, fingers, pets and vermin away from live electricity and are meant to contain any sparks or fires within the box. Replacement of the damaged cover plate by a qualified electrician is recommended.

Recommendation
Contact a qualified electrical contractor.



14.8.1 GFCI Protection

GFCI PROTECTION MISSING IN BATHROOM

 Significant Defect

2ND FLOOR

GFCI protection was missing from a receptacle in the bathroom. GFCI protection is an important safety feature of a home's electrical system, and is recommended to be installed on all outlets in bathrooms. Installing GFCI protection is a simple upgrade and involves replacing one or more receptacles in the bathroom, or breakers in the service panel.

Recommendation
Contact a qualified electrical contractor.

LOOSE FIXTURE

LEFT SIDE OF HOME FRONT OF HOME

Recommendation

Contact a qualified professional.

