

Inspection Report

Provided by:



CRAFTSMEN
HOME INSPECTION SERVICES, LLC

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Property Address

1234 Comfy Lane Somewhere, New York 14111



Report Information

Client Information

Client Name Robert J Doe
Client Phone (716) 812-3456

Property Information

Age of House 11 Years
Number of Bedrooms Three bedrooms
Type of House One Family House
Number of Bathrooms Two full and one half bath
Direction House Faces South
House is Occupied

General Information

Inspection Date April 4, 2020
Inspection Start Time 5:00 pm
Present at the Inspection The realtor, buyer, and owner were present.
Inspection End Time 12:00 pm
Overview Rural Road
Weather Conditions Clear, Dry
Ground Condition Dry
Outside Temperature 65 degrees
House Number is On Mailbox, clearly seen, but not on structure.



Septic System The septic system is excluded from the inspection. I HIGHLY RECOMMEND that the septic system equipment be thoroughly evaluated by a qualified septic system

specialist PRIOR to taking ownership.

Water Treatment System

The water treatment system is excluded from the inspection. I recommend having the system evaluated by a specialist.



Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Roofing and Attic Area

1.1 Roof Covering Condition 1 (Repair)

There are areas missing roofing shingles. In its present condition, nails and underlayment are exposed. This allows for water penetration. Seek the advice of a qualified roofing specialist.



1.3 Gutter & Downspout Conditions (Repair)

The gutter extension is not long enough. The purpose of the extension is to take water away from the home. In its present condition, water is eroding stone away from under the concrete drive. Seek the advice of a contractor to repair as necessary.



Rainwater should be directed further away from the house.



1.6 Attic Ventilation Conditions [\(Monitor\)](#)

The attic area is fully insulated with spray foam. The ridge and soffit vents are blocked. In its present condition, the air is not circulating and feels heavy. Seek the advice of an indoor air quality specialist to evaluate.



Note the ridge vent area is covered.





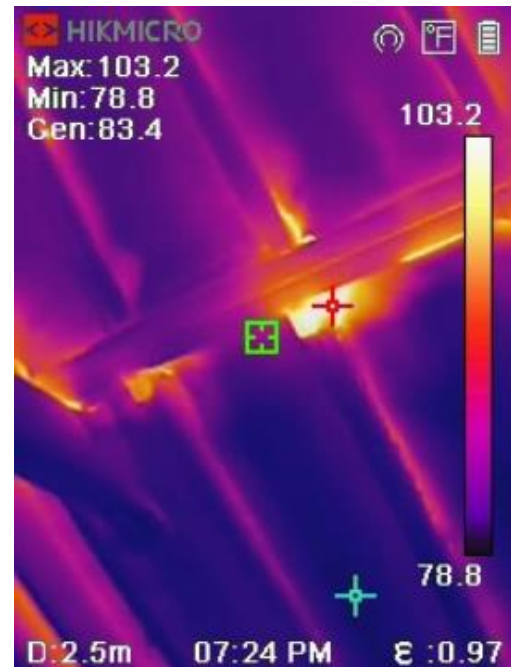
Note the soffit area ventilation is covered.

1.7 Attic Insulation Conditions (Monitor)

The spray foam insulation appears to be generally in good condition. There is one area where the insulation appears to be compromised. In its present condition, the insulation in this one area is not functioning as designed.



Note foam material is not attached to the structure.
Exterior heat is able to penetrate into the attic space.



Exterior Walls

2.1 Front Entrance Conditions (Safety)

There are no railings on the front porch. In its present condition, an unsafe situation is present. Seek advice of a contractor to evaluate. Also, both front porch areas have stain in need of attention. In its present condition, bare wood is exposed to the elements, and the structural integrity of the wood is compromised. Consider applying a fresh coat of stain or consult a painting specialist.



2.4 Window Conditions (Repair)

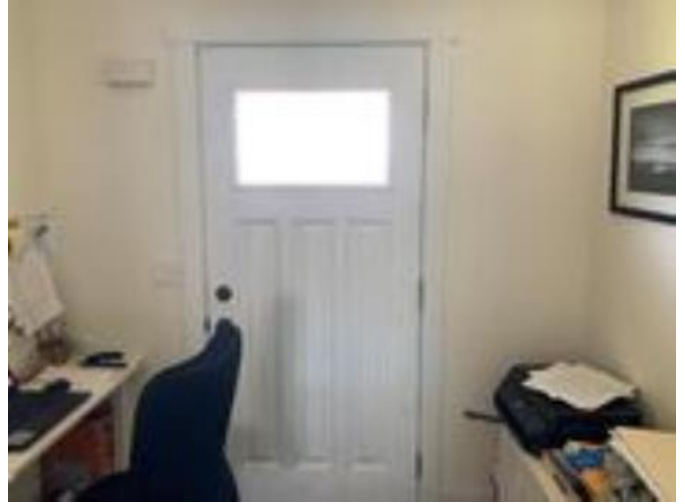
The seal is broken on this awning window. In its present condition, the home's energy efficiency is affected. This also affects visibility. The seal is also broken on the front window. In its present condition, the home's energy efficiency is affected. This also affects visibility. Seek advice of a window specialist.



The lower right front window has a broken seal.

2.5 Exterior Door Conditions (Repair)

The seal is broken on the main entry door window. In its present condition, the home's energy efficiency is affected. This also affects visibility. Seek advice of a window and door specialist.



Exterior Grounds

3.2 Driveway Conditions (Monitor)

The stone base of the driveway is eroding out from under the concrete. In its present condition, the integrity of the driveway is being compromised. Seek advice of a qualified landscaper to repair as necessary.



3.3 Sidewalk Conditions (Monitor)

The concrete walkway is tilted toward the house. This allows for water to drain toward the foundation of the home. Monitor the basement area for water penetration. Seek the advice of a foundation specialist if necessary.



3.4 Well Head Conditions [\(Repair\)](#)

The well head cap is cracked and is a standard cap. You may wish to replace it with a sanitary cap. In its present condition, dirt, insects, and bacteria, is able to penetrate the casing cavity. Seek the advice of a well specialist to evaluate and replace as necessary. The wire sending power is exposed. The plastic conduit is pulled away from the cap. In its present condition, it may become damaged.



Crack noted on the well cap. Plastic conduit separated from the cap, exposing wire.



Foundation - Crawl Space

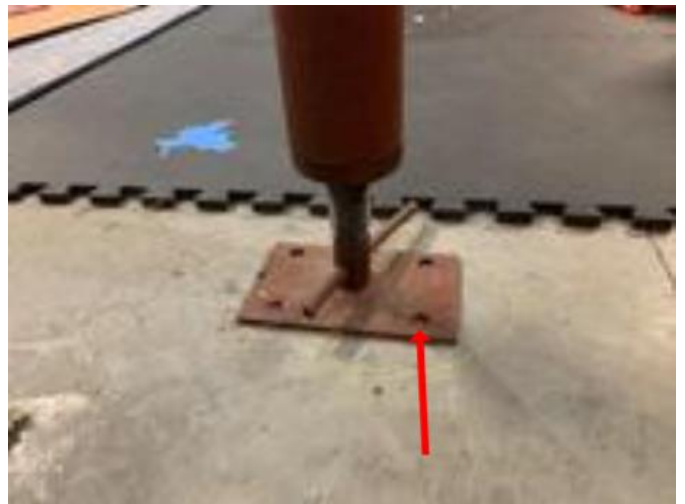
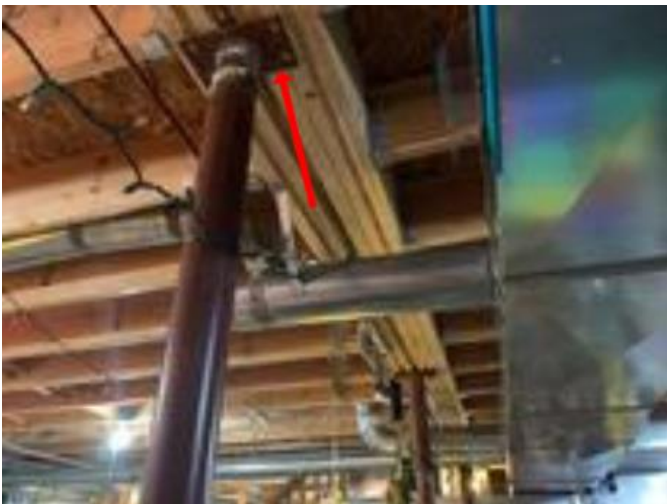
4.1 Foundation Conditions [\(Monitor\)](#)

Small minor cracks There are some minor hairline cracks in the foundation. Normally hairline cracks are not the result of foundation failure. These cracks provide an area for water penetration. Monitor and seek the advice of a qualified foundation specialist if necessary.



4.2 Flooring Support Conditions (Repair)

The main support posts are not fastened. A basement post exists to support the main beam so it does not sag under the weight of the entire structure. Seek the advice of a qualified contractor for a permanent way of fastening.





Electrical

6.1 Electrical Service Conditions (Safety)

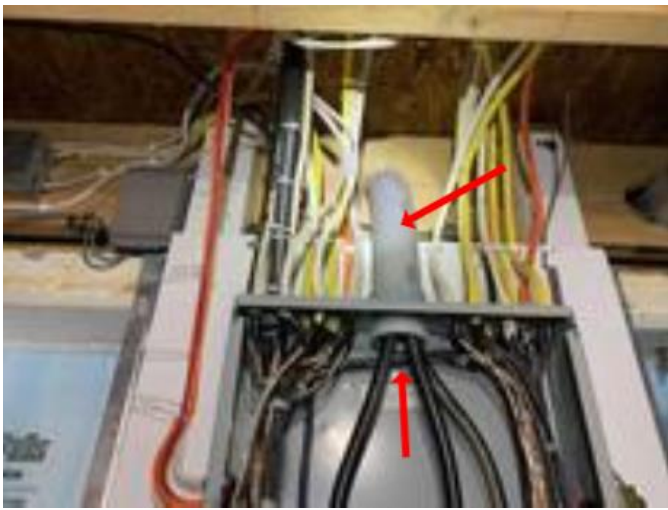
The electrical conduit LB fittings have damaged gaskets and no seal at the vinyl siding. In its present condition, water can penetrate and cause a dangerous situation in the electrical service panel. Seek the advice of an electrician to repair as necessary.



Damaged gaskets and no caulking is allowing water to enter.

6.3 Electrical Panel Conditions (Safety)

Water is entering the service panel through the conduit goose neck. Evidence is shown as rust on the screws of the bus bar, on the right side of the panel. In the present condition, an unsafe situation is created. I HIGHLY RECOMMEND seeking the advice of a qualified electrician to evaluate and repair.



Water entering from exterior and traveling through goose neck into the service panel.



Rust noted.

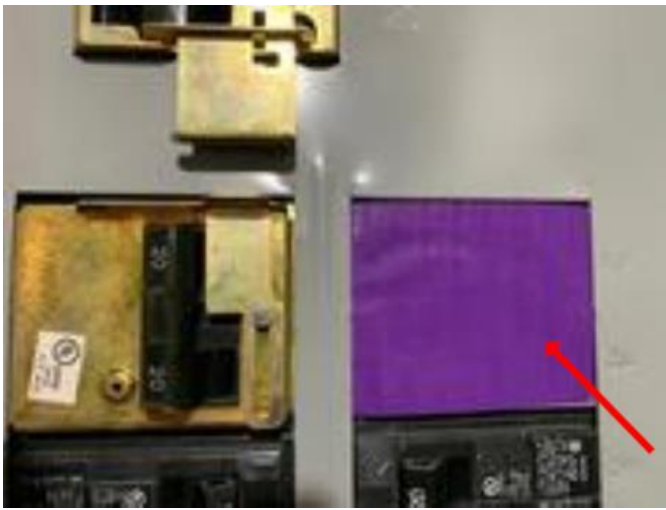
6.4 Electrical Panel Conditions 2 (Safety)

A 15 amp single pole breaker has two wires attached to it, which is unsafe. A single wire should attach to each breaker terminal. Multiple wires attached to the same terminal can become loose, arc, and create a fire hazard. Seek advice of a qualified professional electrician.



6.5 Electrical Panel Conditions 3 (Safety)

There are two open slots at the top of the service panel. In its present condition, an unsafe situation exists. A solid, more permanent, cover should be in place. Seek advice from an electrician to repair as necessary.



Note tape



Plumbing

7.1 Main Line & Valve Conditions (Repair)

There is a leak under the pressure switch as evidenced by stains on the floor and visible water seen dripping. Seek the advice of a qualified plumbing specialist to repair or replace as necessary.

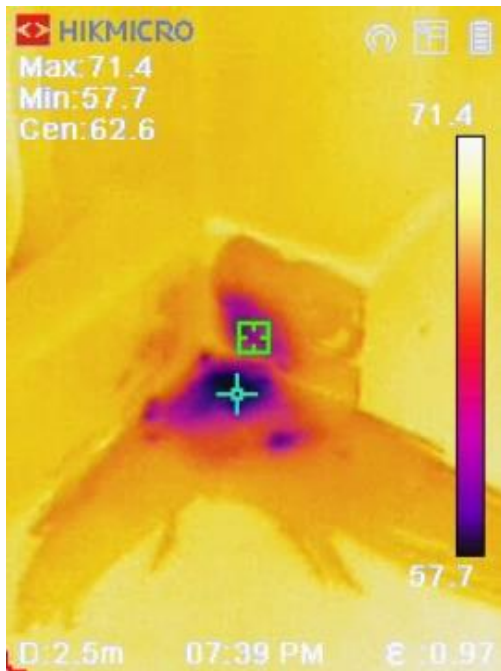


Note corrosion on floor.

Master Bathroom

9.9 Caulking (Repair)

The master bath shower area has deteriorated and missing caulk. A thermal image was taken and the floor area was tested with a moisture meter and showed excessive moisture. In its present condition, the opportunity is present, over time, for damage. Seek advice to repair as necessary.



Main Bathroom

10.9 Caulking (Repair)

There is no caulk present at the base of the tub. This area, at the present time, shows no excessive moisture, however, caulking is recommended to prevent the opportunity for moisture damage.



Basement

13.10 Other Conditions (Monitor)

Adjustable screw jacks were present. Typically, these are used as a temporary installation with no footing support under the screw jack columns. Although we observed no obvious evidence suggesting imminent instability as a result of this condition, permanent steel post or block support with footings under would be proper considering today's standards. Client should consult with a contractor for additional information.

