

Property: 123 Main Street, Anytown, NY
Date: 15Jan2021
Present: Louis Csak, insp.; ####, buyer; ### agent.
Conditions: 40's, overcast



Executive summary: (details in report)

The house was not well maintained, and the garage foundation is beginning to show serious issues, and very likely there is a regular water occurrence that will eventually affect the main foundation badly.

Issues I noted:

- A. Buyer should have “Certificate of Occupancy”, including electrical, structural, & plumbing.
- B. The foundation under the garage is severely eroded. The foundation at the front of the house is beginning to erode. Unless action is taking in the very near future, the main foundation of the house will be very badly affected.
- C. No carbon monoxide / smoke detectors in room with fireplace. They should be every room with a fireplace.

National Association of Home Inspectors Checklist highlights, details in report:

Roof: p3

Some items need attention.

Exterior: p14

No items need immediate attention.

Basement/Structure/Foundation: p33

Some items need attention.

HVAC: p60

No items need immediate attention.

Plumbing: p75

Some items need attention.

Electrical: p88

Some items need attention.

Fire Protection: p99

Some items need attention.

Attic: p106

No items need immediate attention.

Interior: p116

Some items need attention.

Optional Items: p138

Some items need attention.

Roof:

Asphalt shingles.

Roof is on the back half of its life. See also “attic” section. There was the beginning of water ingress into the attic, but it has not yet serious. These may have been “old water” stains, as the roof was apparently redone in 2011.

Gutters were in disrepair, and not functioning in some cases. They need to be repaired. I find it hard to believe the roofer did only the roof and gutters. Nevertheless, this roof should be checked after a significant rain event to see if the leaks are old or new.



Shingles in good visual condition.



Shingles in good visual condition.



Shingles and soffits in good visual condition.



Soffits show some wear here. Gutters are showing signs of being clogged. Shingles in good visual condition. I suggest these gutters be cleaned, and repaired.



Soffits show some wear here. Gutters are showing signs of being clogged. Shingles in good visual condition. I suggest these gutters be cleaned, and repaired. Downspouts in good condition.



Soffits show some wear here. Gutters are showing signs of being clogged. Shingles in good visual condition. I suggest these gutters be cleaned, and repaired.



Soffits show some wear here. Gutters are showing signs of being clogged. Shingles in good visual condition. I suggest these gutters be cleaned, and repaired.



Shingles in good visual condition. Chimney in good visual condition. That gutter at the bottom center is clearly broken.



Get those leaves off the roof.



Chimney in good visual condition.



Gutters are clogged.



Shingles in good visual condition.



That downspout should be directed away from the foundation. That additional water being dumped directly where the stairs are clearly sinking is not making the situation better. it's making the situation worse.



That gutter is broken, and should be repaired.



Gutter and soffits here look OK. Downspout in good visual condition.



Gutter and soffits in good visual condition. Chimney in good visual condition.



Soffits here are showing wear. Gutters are clogged.



Soffits here are showing wear.



Soffits here are clearly in disrepair. And that gutter is broken.



That gutter is broken and should be repaired.



And clearly that gutter is clogged.

Exterior:

Brick, and painted wood siding.

Generally, the siding was painted well, and the brick was in good condition.

The foundation was “moving” under the garage and we’re seeing the beginnings of the foundation moving under the main residence.

I examined all exterior doors, they all worked but some of them stuck a little bit.

The “normal” size door in the garage didn’t lock.

The walkways in front of the house showed signs of serious ground erosion.

The stairs and steps entering the house in the front also showed signs of serious ground erosion.

The back didn't have this.

The external condition of the windows was acceptable.

There were numerous trees that could be considered a fall hazard, and I suggest trimming them or cutting them down as much as you can.



Painted wood generally well maintained and in good condition. I could not lock this door.



Where the brick was not cracked due to the ground moving, it was in very good visual condition.



Where the brick was not cracked due to the ground moving, it was in very good visual condition.



However it's obvious here the brick has cracked. See that the discussion in the foundation's section of what I think is happening.



Where the brick was not cracked due to the ground moving, it was in very good visual condition.



Where the brick was not cracked due to the ground moving, it was in very good visual condition.



There's one spot here that's indicative of the foundation moving just a bit under this section of house. That should be re sealed.



There's one spot here that's indicative of the foundation moving just a bit under this section of house. That should be re sealed.



Where the brick was not cracked due to the ground moving, it was in very good visual condition.



Painted wood generally well maintained and in good condition.



Painted wood generally well maintained and in good condition.



Some of those trees are fall hazards. Trim them or better yet remove them if you can.



Painted wood generally well maintained and in good condition. Windows, window siding in good visual condition. Typical.



Painted wood generally well maintained and in very good condition. Consider adding a railing here.



Painted wood generally well maintained and in very good condition.



Painted wood generally well maintained and in very good condition.



I think those trees could also be potential fall hazards. Consider trimming them, or better yet remove them.



Painted wood generally well maintained and in very good condition.



Painted wood generally well maintained and in very good condition. The dryer outlet is clogged.



Painted wood generally well maintained and in very good condition.



The asphalt driveway is passable. It could use to be re-sealed.



The asphalt driveway is passable. It could use to be re-sealed.



The walkway here is passable. But it showed signs of the underground eroding. And it was unlevel and moving in many spots.



The walkway here is passable. But it showed signs of the underground eroding. And it was unlevel and moving in many spots.



The walkway here is passable. But it showed signs of the underground eroding. And it was unlevel and moving in many spots.



I notice this metal post sticking up to the left of the driveway as you approached the garage. If someone falls on this thing, this could be a lawsuit. I suggest you remove this as soon as practical.



Garage door in good visual condition.



Garage slab had two large cracks.



Garage door opened, and photoelectric safety worked.



Garage had a crack in the ceiling. This is almost certainly connected to the motion of the bottom slab of the garage, and the walls of the garage.



I believe that is a lightning rod.



It seems there was some effort made at a drain around the perimeter of this garage.



As described earlier, this door did not lock.



This side of the I-Beam seemed secure.



This could be considered a fall hazard. You may want to add a railing.



Garage door opened and closed, and the photoelectric safety functioned.

Basement/Structure/Crawlspace/Foundation:

Cement block foundation.

The foundation under the garage has been compromised.

The foundation under the extreme right of the house showed some signs of settling, and possibly, the beginning of the same effect that is clearly happening under the garage.

It seems you have some time to react and fix this. While it's difficult to say how much time you have, my initial feeling is that you have in the area of five years before the cracks will really begin to accelerate.

However, I urge you to get a professional foundation quote to fully empower you to do your financial analysis.

It does not appear the foundation under the center of the residence has been compromised, yet. Almost certainly it appears the new construction behind the house which is about 25 feet above the foundation is causing water flow that did not exist before the construction of the impervious roof. This is almost certainly causing the erosion of the ground under the garage, and I believe it will cause erosion of the ground under the main foundation. I was told by the real estate agent the corrosion under the garage only began significantly to occur after this new house was put in behind 5 Angus Lane.

I suspect the water is coming down that hill, reaching the center of the house, and diverting left and right of the house, and carrying and eroding the ground next to the foundation and under the garage.

Alternatively, there may have already been some kind of underground brook or water flowing, and this additional water from the construction behind 5 Angus Lane is aggravating a situation that always existed.



That downspout should be connected. It is dumping water directly on the foundation where there is almost certainly erosion taking place.



That downspout should be connected. It is dumping water directly on the foundation where there is almost certainly erosion taking place.



Notice the stairs pulling away. There should be a railing here, is this is a fall hazard. Also notice the stairs are not directly connected to the foundation. An examination under the house did not show nearly the damage to the foundation, (actually very little damage) that you might expect given the condition of these stairs.



Notice the stairs pulling away. There should be a railing here, is this is a fall hazard. Also notice the stairs are not directly connected to the foundation. An examination under the house did not show nearly the damage to the foundation, (actually very little damage) that you might expect given the condition of these stairs.



Notice the stairs pulling away. There should be a railing here, as this is a fall hazard. Also notice the stairs are not directly connected to the foundation. An examination under the house did not show nearly the damage to the foundation, (actually very little damage) that you might expect given the condition of these stairs.



There should be a railing here, as this is a fall hazard. The stairs in the rear are clearly not pulling away.



Foundation here does not show any movement.



The main foundation for the house showed very little signs of movement (1/4"). This is unlike the slab of the garage, which is showing significant signs (1 – 2 inches) of movement.



The main foundation of the house looks very good here. I suspect you had animals in this basement that ripped up the fiber glass insulation.



The main foundation of the house looks very good here. I suspect you had animals in this basement that ripped up the fiber glass insulation. There is effluorescence, which indicates the presence of water. This seems to be consistent with some kind of water flow under and around the foundation of this house.



Small crack there.



Somewhat larger crack here. This is also reflected in the bedroom above it. This seems to have moved about 1/4"-3/8".



Somewhat larger crack here. This is also reflected in the bedroom above it. This seems to have moved about 1/4"-3/8".



Somewhat larger crack here. This is also reflected in the bedroom above it. This seems to have moved about 1/4"-3/8".



It looks like you had some animals here ripping up the fiberglass.



I could not figure out what those dots were in the dust under the foundation.



The main foundation of the house looks very good here. There is efflorescence, which indicates the presence of water. This seems to be consistent with some kind of water flow under and around the foundation of this house. I don't know why there is a break in that cement block. It seems inconsequential.



The main foundation of the house looks very good here. I suspect you had animals in this basement that ripped up the fiber glass insulation. There is efflorescence, which indicates the presence of water. This seems to be consistent with some kind of water flow under and around the foundation of this house.



Some kind of dead animal here.



This is the wall that faces the garage. Notice this crack here approaches 1/2". It did it get significantly larger when you look at the slab, and the wall in the garage. I believe this will need to be addressed in the near future.



This is the wall that faces the garage. Notice this crack here approaches 1/2 an inch. It did it get significantly larger when you look at the slab, and the wall in the garage. I believe this will need to be addressed in the near future.



There was quite a bit of water on the garage side of the foundation. This would be consistent with the possibility of some kind of under slab water movement.



There was quite a bit of water on the garage side of the foundation. This would be consistent with the possibility of some kind of under slab water movement.



There was a crack in the slab under the house midway in the foundation. I don't think this is serious.



Looking toward the garage wall. That water line should be supported better.



There is some mold in this basement. This is consistent with a very humid basement, and the presence of water.



There is some mold in this basement.



And some feces. I did not see significantly large amounts of feces, or any mice carcasses.



This is looking into the area under bedroom (next to garage). Clearly there is some water here.



The main foundation of the house looks very good here. I suspect you had animals in this basement that ripped up the fiber glass insulation. There is effluorescence, which indicates the presence of water. This seems to be consistent with some kind of water flow under and around the foundation of this house.



The main foundation of the house looks very good here. I suspect you had animals in this basement that ripped up the fiber glass insulation. There is effluorescence, which indicates the presence of water. This seems to be consistent with some kind of water flow under and around the foundation of this house.



The main foundation of the house looks very good here. I suspect you had animals in this basement that ripped up the fiber glass insulation. There is effluorescence, which indicates the presence of water. This seems to be consistent with some kind of water flow under and around the foundation of this house.



The main foundation of the house looks very good here. I suspect you had animals in this basement that ripped up the fiber glass insulation. There is effluorescence, which indicates the presence of water. This seems to be consistent with some kind of water flow under and around the foundation of this house.



There is some mold in this basement.



There's also some moisture on the right side of the house. Interesting, and I believe also consistent with water flows surrounding this house, as the center of the house was significantly more dry than the left and right side. Left side being the garage side, and right side being the other side of the house away from the garage.



There's also some moisture on the right side of the house. Interesting, and I believe also consistent with water flows surrounding this house, as the center of the house was significantly more dry than the left and right side. Left side being the garage side, and right side being the other side of the house away from the garage.



There's also some moisture on the right side of the house. Interesting, and I believe also consistent with water flows surrounding this house, as the center of the house was significantly more dry than the left and right side. Left side being the garage side, and right side being the other side of the house away from the garage.



Notice this vertical wall moving inside the garage.



Your retaining wall with your neighbors is in good visual condition, here.



Your retaining wall with your neighbors is in good visual condition, here



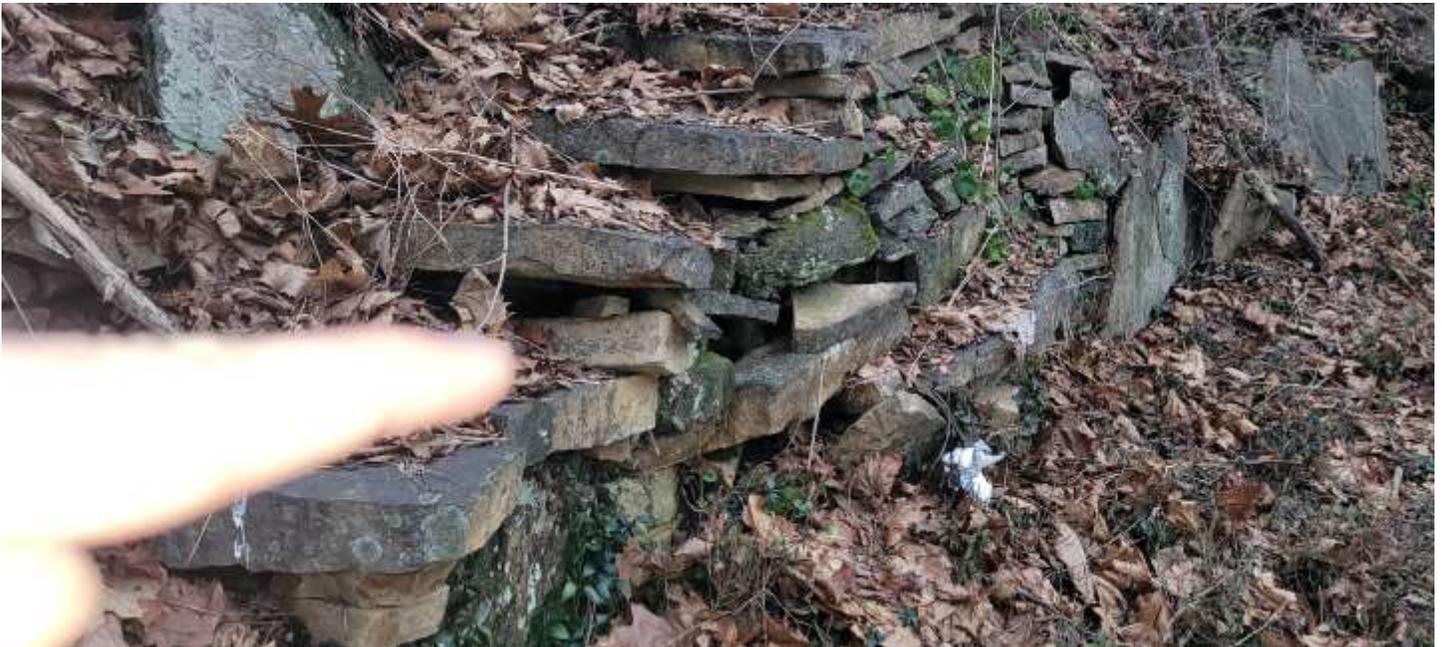
The retaining wall that separates you from the neighbors on the hill above you is starting to show signs of wear.



The retaining wall that separates you from the neighbors on the hill above you is starting to show signs of wear.



The retaining wall that separates you from the neighbors on the hill above you is starting to show signs of wear.



The retaining wall that separates you from the neighbors on the hill above you is starting to show signs of wear.



This new construction behind you introduced quite a bit of impervious surfaces. During heavy rain events, this would introduce a very directed flow of rainwater. I believe this is making the situation of your erosion worse.



This new construction behind you introduced quite a bit of impervious surfaces. During heavy rain events, this would introduce a very directed flow of rainwater. I believe this is making the situation of your erosion worse.



Look how much taller the land by the house behind you is.



Here we can see the beginning signs of the retaining wall beginning to disassociate.



Interestingly, there's not much sign of surface water.

HVAC: Heating/Cooling

One zone heating, cooling.

Forced air heating and cooling.

Thermostat located by first floor dining room.

All zones worked.

Central air conditioning.

As far as I could tell, the air conditioning is properly functioning.



Gas meter and shut off. Notice the cracking of the bricks of the garage.



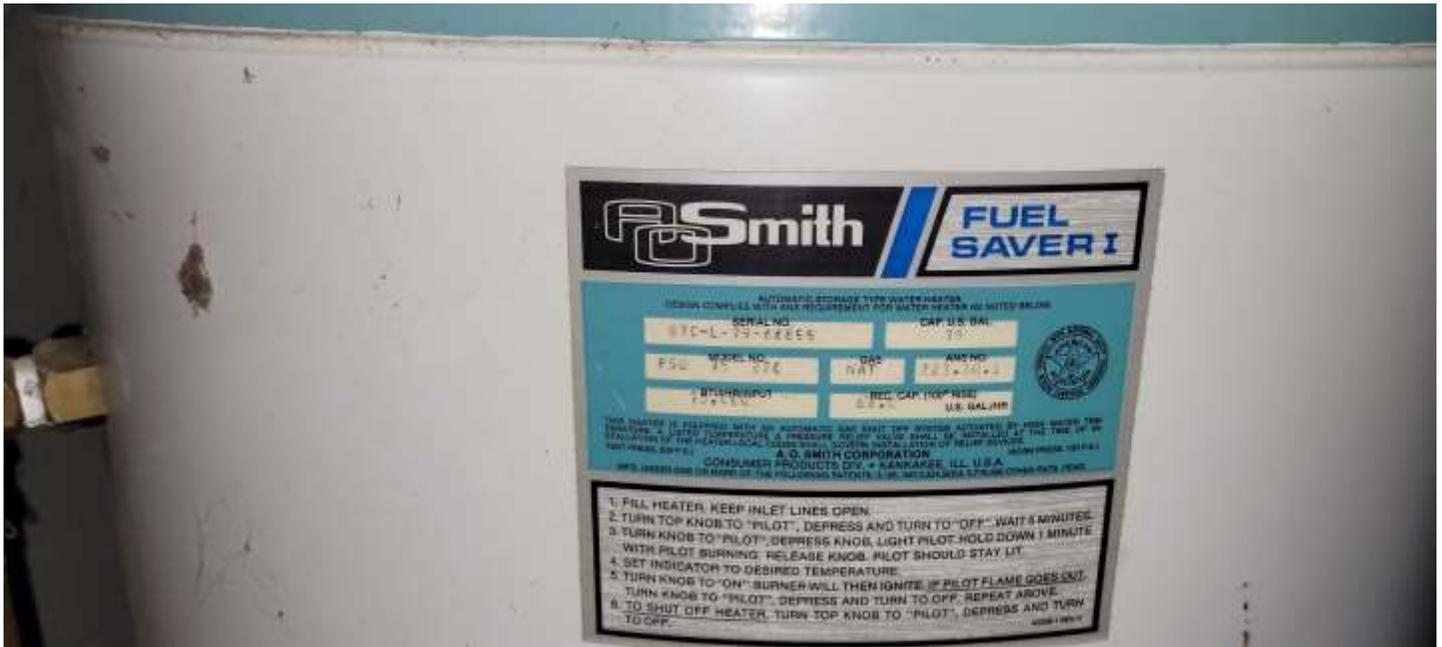
Condenser.



Condenser datacard.



Condenser datacard. R-410A refrigerant.



Hot water tank datacard. According to this serial number, this was made in 1987. I find this hard to believe, because hot water tanks generally last 10 years. In any event, it's very likely this tank is going to fail soon. When it comes time to replace this, consider replacing it with an instant hot water heater. They are significantly more energy efficient.



Whole view of hot water tank. Notice the full overflow bucket. That's not a good sign. This tank is very likely going to fail soon.



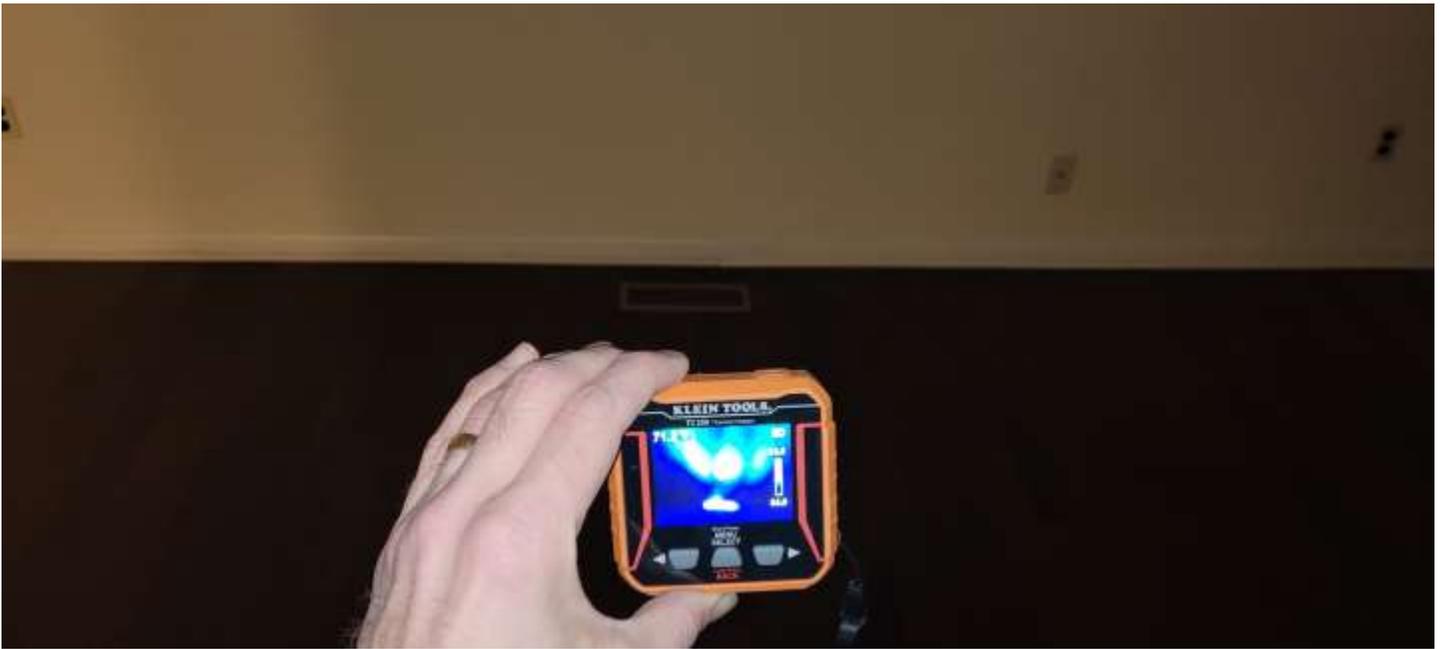
Whole view of air handler.



Whole view of hot water tank. Notice the full overflow bucket. That's not a good sign. This tank is very likely going to fail soon.



The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



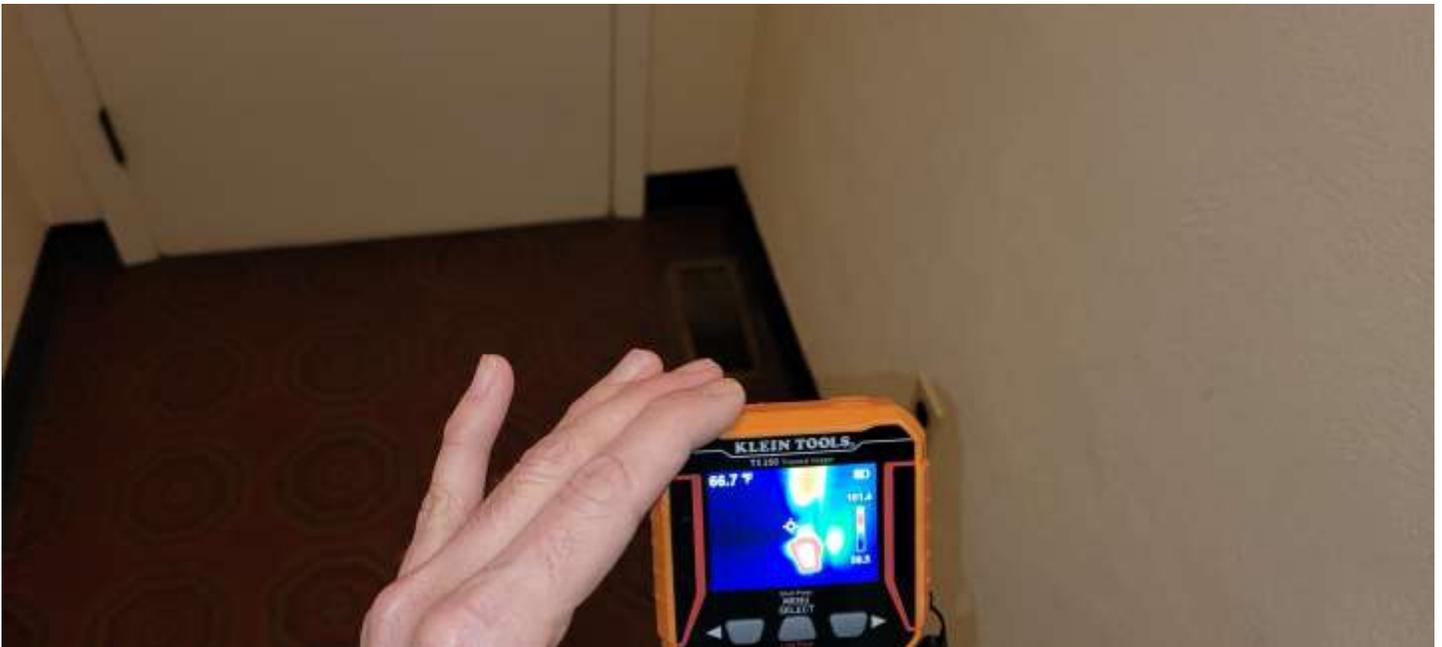
The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



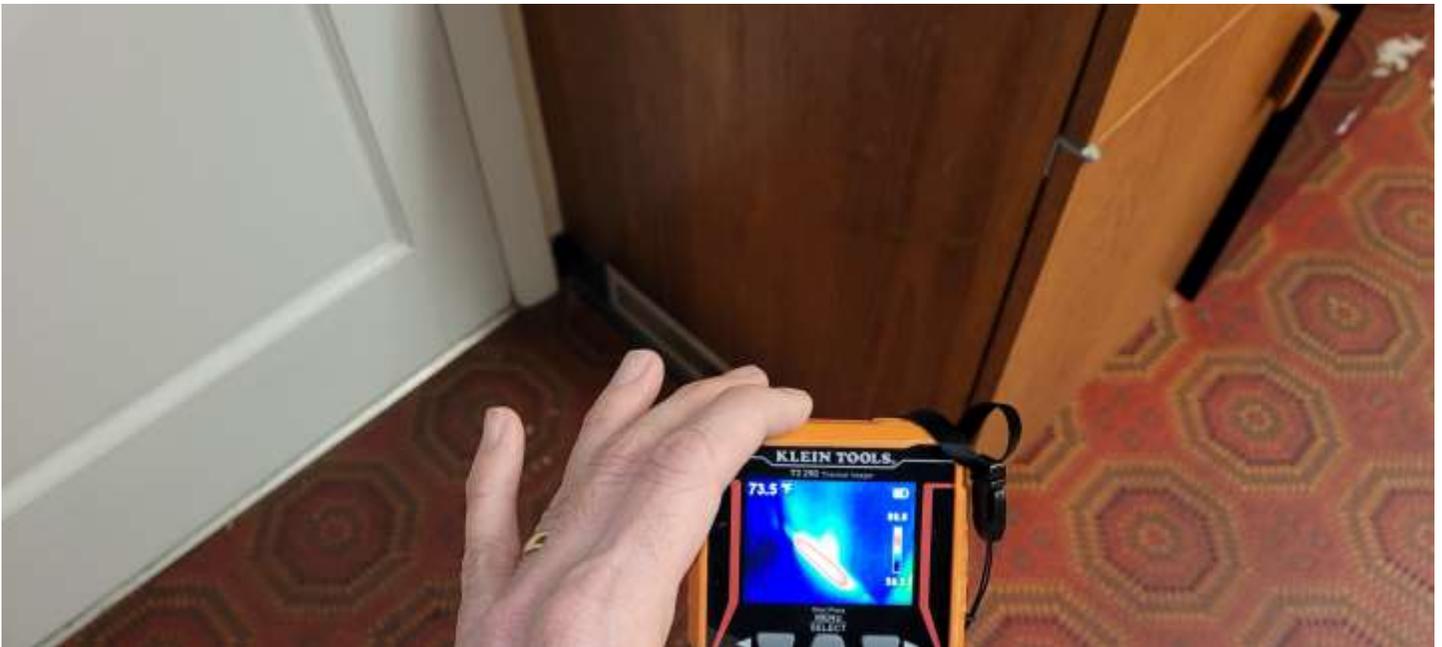
The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



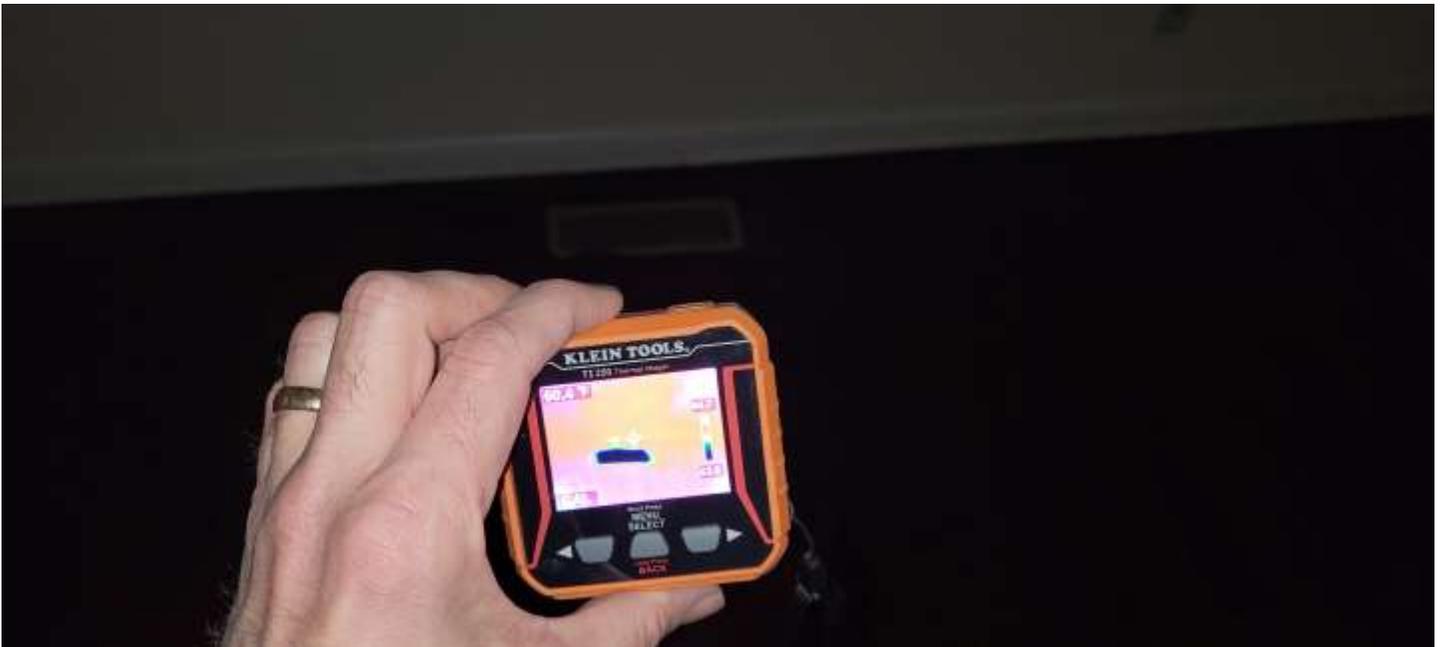
The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



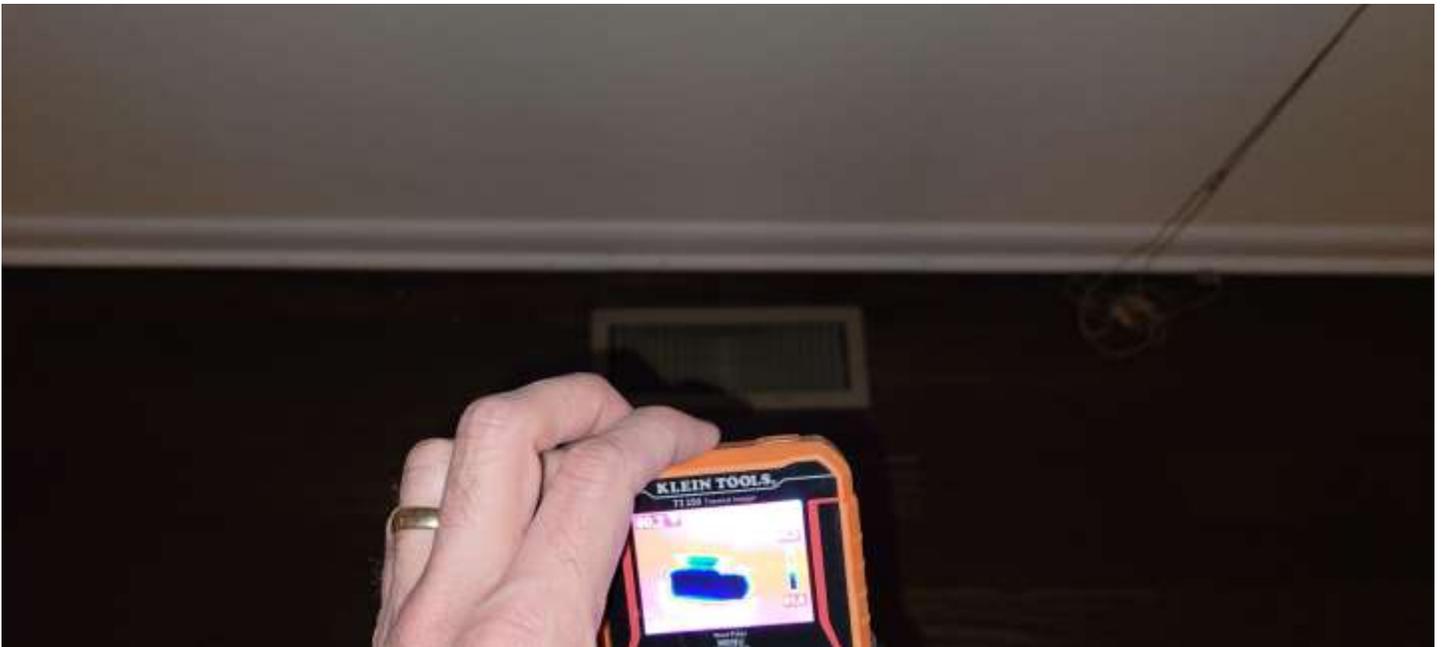
The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.



The ducts expressed hot and cold air. Very nice. The cool air got well below 50 degrees Fahrenheit. Very nice. Typical.

Plumbing:

Static water pressure is about 45psi. That's good. You may want to increase that just a little bit, so you have more powerful showers. But have a plumber do this.

Well water, and septic.

I checked all showers and tubs for proper water dispense and drain. See descriptions below.

I checked all faucets and fixtures for proper function. Some of them were stuck. See details.

There was no sump pump.



Well pump.



Static water pressure is about 45psi. That's good. You may want to increase that just a little bit, so you have more powerful showers. But have a plumber do this.



No leaks here.



But the wood seems to have degraded and even rotted here. I don't have an explanation as to why.



This faucet and sink function properly.



This faucet actuator is sticky.



This toilet flushes properly.



This faucet actuator is sticky, and I could not get it to operate.



This shower faucet actuator is sticky, and I could not get it to operate.



This faucet and sink functioned properly.



Static water pressure from the systems pressure gauge.



Water main shut off.



Water treatment system whole view.



Close up of filter.



This faucet actuator is sticky.



The water came out a little bit slowly from the shower.



This faucet and sink function properly.



This toilet functions properly.



This faucet and sink do not function properly.



The water comes out of this showerhead a little bit better. Given that there is a lot of scale around most of the showers , I suspect this water is very hard.



This tub dispense functions properly.



However the actuator was a little bit sticky.

Electrical:

Amperage not listed. My guess is 200 amps.

The main panel had the main shut off.

I noticed some instances of double wiring. Make sure you have a certificate of occupancy. See details below.

Nonmetallic sheathed wiring.

There were no AFCI's.

Some GFCI's were missing and / or broken.



Consider trimming those trees, as they could cause problems but falling on your electric wires. You may want to consider getting a generator.



Electric from street.



Electric to house.



This outlet should be GFCI protected.



This outlet should be GFCI protected.



This outlet should be GFCI protected.



This outlet should be GFCI protected.



This outlet should be GFCI protected.



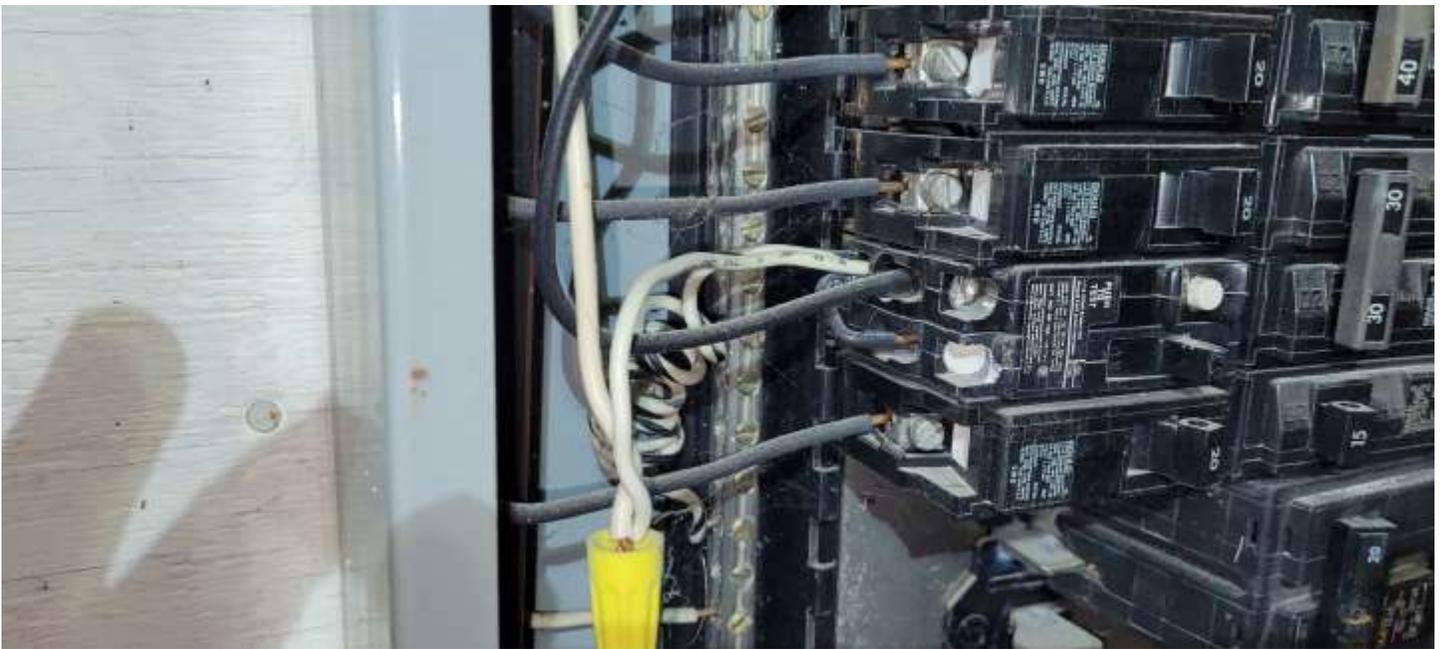
This outlet should be GFCI protected.



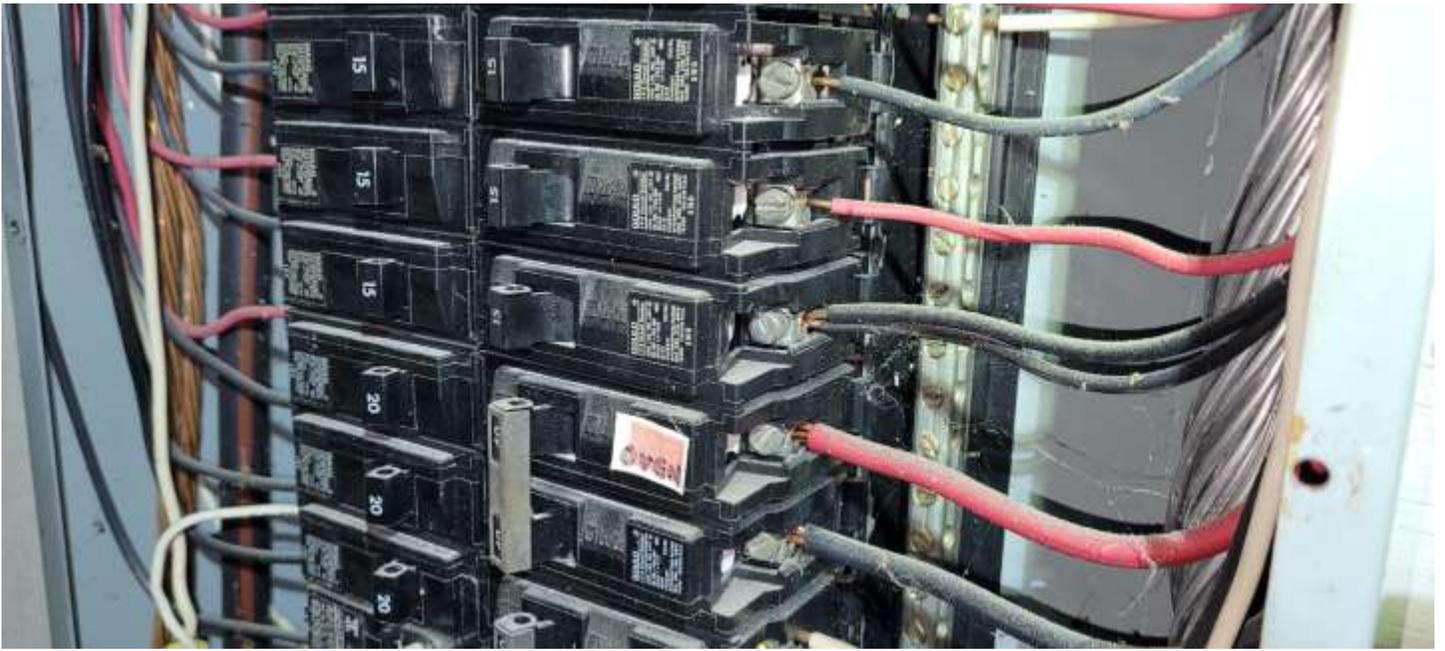
This outlet should be GFCI protected.



That is not an arc fault circuit interrupted. That is a ground fault circuit interrupter built into the breaker.



Notice the instance of double wiring here.



Notice the instance of double wiring here.



Main panel and shutoff.



This outlet should be GFCI protected.



This outlet should be GFCI protected.



This outlet should be GFCI protected.



This outlet should be GFCI protected.



This outlet should have a cover.

Fire Protection:

2 bedrooms each had a smoke detector.

2 bedrooms had missing smoke detectors

One smoke detector in family room. There was also a stand-alone wood burning stove in the family room.

One smoke detector in the hall.

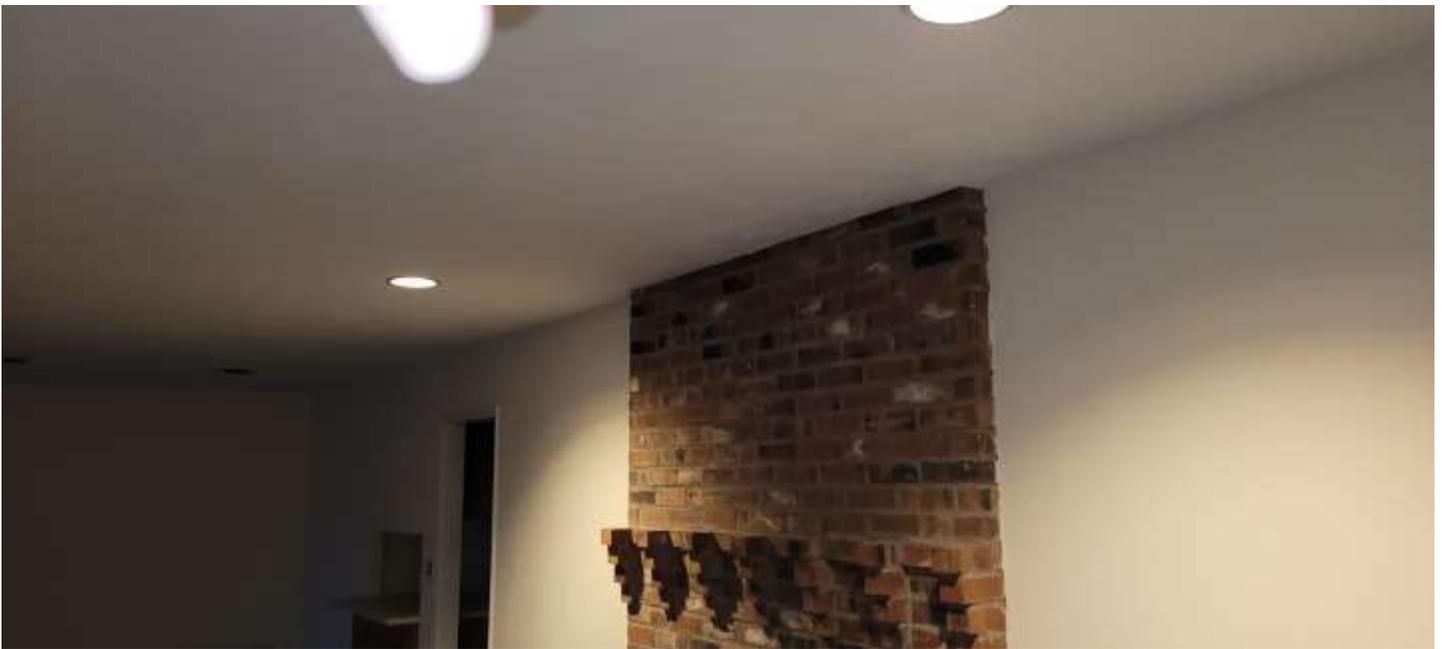
There were no carbon monoxide detectors anywhere.

Masonry wood burning fireplace. The damper worked.

There should be a smoke and carbon monoxide detector directly in each room with the fireplace.

There should be a smoke and carbon monoxide detector directly in the mechanical room, which was also the garage.

I suggest a smoke and carbon monoxide detector in every bedroom.



No smoke/CO detector in living room with fireplace.



Fireplace in good visual condition. No cracks. Very nice.



Fireplace has no cracks. Very nice.



Damper functioned.



Fireplace clean out needs to be cleaned out.



Independent standing wood burning stove. Very nice. You're going to like this in the winter time.



No smoke and carbon monoxide detector in the garage, which is also the mechanical room.



Missing detector.



Smoke detector in family room.



Missing detector.



Missing detector.



Smoke detector. Typical.



Smoke detector in hall.

Attic:

There was no insulation on the roof. There was insulation on the ceiling. If you insulate the roof, you may likely see some energy savings.'

I believe this roof would benefit slightly from the addition of "collar ties".

There were some signs of water ingress. I don't think this water ingress is serious, at this point, and moreover, these stains may have been old water. Its best that this is checked after a very heavy rain even to determine if the water leaks are current.

I believe this roof is just about at the mid point of its life.



Attic vent has a screen. Also some dead hornets nest on the other side of the screen.



I think if you add more collar ties, you will extend the life of these shingles.



Notice the rust on those nails. I couldn't tell if this was an old, or current leak. Given the roof is supposed to be only from 2011, hopefully this is old water.



I couldn't tell if this was an old, or current leak. Given the roof is supposed to be only from 2011, hopefully this is old water.



Notice the rust on those nails. I couldn't tell if this was an old, or current leak. Given the roof is supposed to be only from 2011, hopefully this is old water.



You might want to consider a fall protection around this attic entrance.



Chimney in good visual condition. Typical.



Chimney in good visual condition. Typical.



I couldn't tell if this was an old, or current leak. Given the roof is supposed to be only from 2011, hopefully this is old water.



I couldn't tell if this was an old, or current leak. Given the roof is supposed to be only from 2011, hopefully this is old water.



Notice the rust on those nails. I couldn't tell if this was an old, or current leak. Given the roof is supposed to be only from 2011, hopefully this is old water.



There were some signs of mice burrowing in the insulation. But I did not find significant quantities of mouse feces.



There were some signs of mice burrowing in the insulation. But I did not find significant quantities of mouse feces.



Chimney in good visual condition. Typical.



Chimney in good visual condition. Typical.



Chimney in good visual condition. Typical. There seems to be one area in the flashing where water got in. Consider re sealing that, if this is a “current” leak.



I couldn't tell if this was an old, or current leak. Given the roof is supposed to be only from 2011, hopefully this is old water.



Some mouse feces in the attic.

Doors/Windows/Interior:

I checked all floors, ceilings, and walls. See descriptions below.

While the windows were all older, most functioned. See details below.

The garage door automatic opener functioned, and so did the photoelectric safety.

It seems there was some kind of heat event, or minor fire in the kitchen.

All exterior doors worked, with the exception of the front sliding door, and the normal door in the garage. The normal door in the garage would not locked, and the front sliding door would not open.

The kitchen door did not lock.



Living room.



Living room.



Kitchen. Notice the dark stains towards the top right. That looks like a smoke stain.



Kitchen ceiling. I don't think that crack is structural.



Kitchen. Notice the dark stains towards the top. That looks like a smoke stain.



Master bedroom.



Master bedroom.



Crack in the wall between the master bedroom and master bathroom. I don't think this is a structural issue. There was also no translation of this crack to motion of the foundation directly underneath this in the foundation area.



Crack in the wall between the master bedroom and master bathroom. I don't think this is a structural issue. There was also no translation of this crack to motion of the foundation directly underneath this in the foundation area.



Tile grout could use a little bit more scrubbing.



This crack in this bedroom was directly under the quarter inch crack we found in the foundation. I believe this is an indication of the foundation moving. And I think this needs to be addressed in the near future. I don't think this is a structural issue right now, but I strongly encourage you to get an estimate.



I think this crack in the kitchen is due to workmanship and age.



Upper corners generally are clean and dry, and show no signs of water ingress. That's good.



Upper corners generally are clean and dry, and show no signs of water ingress. That's good.



Upper corners generally are clean and dry, and show no signs of water ingress. That's good.



Upper corners generally are clean and dry, and show no signs of water ingress. That's good.



Upper corners generally are clean and dry, and show no signs of water ingress. That's good.



Upper corners generally are clean and dry, and show no signs of water ingress. That's good.



Kitchen floor is ripped.



Generally the wood floors were in good condition. I suspect this was some kind of wood floor covering.



Generally the wood floors were in good condition. I suspect this was some kind of wood floor covering.



This vent functions.



This window functions.



But the lock does not.



This window opener is broken.



This lock does not function.



Storm door functions.



This window functions properly.



The lock from this screen door is missing.



But this lock functions.



This lock also functions.



This window functions.



This window functions.



This window functions.



This window functions.



This window functions.



This window functions.



This window functions.



This window functions.



This window functions.



This window functions.



This lock does not function. This door is sealed to shut.



This lock does not function, this door is sealed shut.

Optional Items:



Doorbell functions.



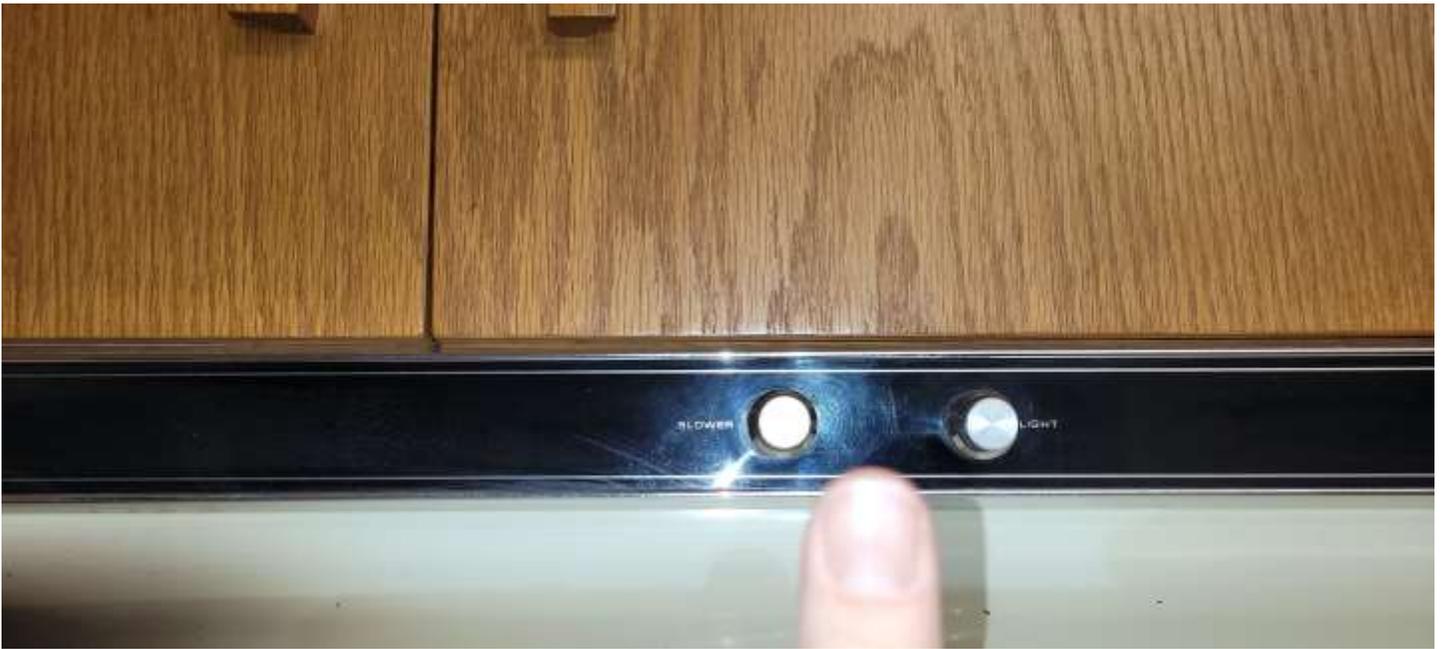
Upper oven functions.



Lower oven functions.



Refrigerator functions.



Oven and range hood vent and light function.



Notice the burns on this hood vent. I suspect this is strongly correlated to the smoke stains on the ceiling about 3 feet away.



The feeder valve to the main range was flipped off. The burners on the range did not turn on.



The feeder valve to the main range was flipped off. The burners on the range did not turn on.



Microwave functioned.



Dishwasher powered up.



Laundry washer and dryer both powered up.



Laundry washer and dryer both powered up.



This appears to be a remote controlled sprinkler setup.



Master bathroom vent light vent and heated light seemed to function.

Radon Lab Report:

Waiting on results.

Water Lab Report:

Waiting on results.

Contractors:

I have worked with these, and had good results:

- 1.
- 2.
- 3.
- 4.

You must still use due diligence. Do not use my suggestion as a “guarantee”.