

## Client

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**Inspection Date:** 09-01-2020

## Inspector

**Focus on Homes Inspections**  
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Welcome and thank you for choosing A Focus on Homes Inspections. This report is designed to be as thorough as possible, but also clear and concise. Even though we do not test for mold, we will note wherever possible if we find any areas that may be suspect for you to have evaluated by a qualified Mold Assessor. If you have any questions please call us at (518) 893-1144.

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## Report Summary

### Attic



06/08/2020

Noted attic pull down stairs stringers are too short which could cause injury when traversing the stairs. This could lead to stair failure when being used which could cause personal injury. Recommend a qualified person extend stringers to correct the issue.

### Electrical System



06/08/2020 Missing box cover and un-terminated wire which will allow someone to accidentally be shocked or electrocuted if contacted. Recommend repair by a qualified electrician.

### Attached Garage



06/08/2020 Concrete ramp into the garage was cracked and heaved, possible tripping hazards causing injury. Recommend a qualified contractor repair.

### Domestic Water Heater



06/09/2020 Instant hot water heater under kitchen sink was missing shut off switch. Someone could put their finger in the hole and possibly get shocked. Also no way to shut unit off in case of an emergency. Recommend a qualified contractor repair.

### Roof & Ventilation



06/08/2020 Gutters had extensions, but they were not long enough to get water away from the foundation. Recommend a qualified contractor install gutter extensions that are at least 6 ft. away from foundation wall.

### Attic



06/08/2020 Exhaust fan terminates in attic. Venting into the attic puts extra moisture in the attic which may lead to mold accumulation. Recommend installing a duct with minimum R8 insulation and vent either thru the roof or to a soffit, by a qualified contractor.

### Heating System



06/08/2020 Oil tank vent pipe is PVC which can deteriorate from oil fumes and then fumes enter the home. Recommend a qualified contractor replace with steel piping.

### Air Conditioner



06/08/2020 Outdoor unit was covered over with overgrowth from a bush, this can lead to ventilation problems with the units causing it to prematurely fail. Recommend the bush be cut back at least two feet from the unit and monitored each year before the season starts.

### Basement



06/08/2020 No water present in the sump hole. Some beginning signs of moisture on basement floor. No gutters were on the back the house water from the roof can accumulate near the foundation creating possible problems. Recommend gutters be installed on the back of the house to keep water away from foundation.

## Attached Garage



06/08/2020 Rotting of the garage door trim and frame. This can lead to intrusion into the home by insects and critters. Recommend repair by a qualified contractor.

## Roof & Ventilation



06/09/2020 Noted missing tiles on roof. This can cause water infiltration. Recommend remediation by a qualified contractor.

# Full Report

## General Information

**Overview:** Rural road  
**Inspector:** Steve Theiss  
**NYS License Number:** Your License #123456  
**Start time:** 11:00 AM  
**End time:** 1:00 PM  
**Present at inspection:** Owner  
**House is::** Unoccupied  
**Age of house:** 30 years old

**Type of house:** 1 family house  
**Weather condition:** Cloudy  
**Temperature:** Warm  
**Ground Condition:** Dry  
**Foundation:** Basement  
**Excluded from inspection:** Shed  
**Excluded from inspection:** Well  
**Excluded from inspection:** Hot tub

**Excluded from inspection:** Septic System  
**Excluded from inspection:** Water Treatment System  
**House Number:** On mail box

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## Roof & Ventilation

**Roof Inspection Method:** From ground  
**Roof Type:** Hipped  
**Roof Type:** Gable  
**Roof covering:** Asphalt Shingle  
**Roof approximate age:** Older  
**Defects observed:** Missing shingles  
**Roof penetrations:** Skylight  
**Roof penetrations:** Roof vents

**Flue noted:** Noted at top of chimney  
**Roof ventilation:** Soffet vents  
**Roof ventilation:** Ridge vent

**Roof penetrations:** Vent pipe  
**Roof penetrations:** Chimney  
**Gutter material:** Vinyl  
**Downspout material:** Vinyl  
**Gutter extensions:** Noted, but not long enough  
**Chimney appears to be built:** Interior  
**Spark arrester/rain cap:** Not noted  
**Chimney made of:** Stone



06/08/2020 Gutters had extensions, but they were not long enough to get water away from the foundation. Recommend a qualified contractor install gutter extensions that are at least 6 ft. away from foundation wall.



06/09/2020 Noted missing tiles on roof. This can cause water infiltration. Recommend remediation by a qualified contractor.



06/08/2020 Trees are overhanging roof and are within 10 feet of roof vertically. Recommend pruning trees so they're at least 10 feet above roof, or don't overhang the roof.



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## Exterior Walls

**Wall structure:** Wood frame  
**Wall covering material:** Vinyl  
**Wall covering material:** Stone  
**Condition of wall::** Good  
**Trim:** Vinyl  
**Trim condition:** Good  
**Door material:** Metal  
**Windows:** Screens attached

**Main entry porch:** Concrete  
**Porch steps down:** Three or more  
**Porch steps down:** No hand rail  
**Porch roof:** Good condition  
**Electrical service type:** Underground  
**Service size:** 200 Amp  
**Meter amperage:** 200 Amp  
**Voltage:** 120/240 volts

**Meter caulking intact:** Below

06/09/2020 No defects found



## Exterior Grounds

**Exterior of foundation walls:** Concrete  
**Exterior foundation exposure:** 2 Foot  
**Exterior foundation observed?:** Small cracks  
**Grading within 6 foot of house:** Slopes away  
**Grading beyond 6 foot of house:** About level  
**Driveway:** Asphalt  
**Driveway condition:** Good  
**Walkway to front entry:** Pavers

**Well Head Cap:** Non Sanitary

**Walkway condition:** Acceptable  
**Patio condition:** Good  
**Trees & shrubs too close to house:** In the front of the house  
**Trees & shrubs too close to house:** In the rear of the house  
**Trees & shrubs too close to house:** On the right of the house  
**Deck location:** In the rear of the house  
**Deck material:** Wood  
**Deck steps to grade:** Three or more

**Visibility under deck:** 2 foot and clear  
**Support columns under deck:** Wood  
**Support column condition:** Good  
**Guardrail condition:** Good  
**Handrail condition:** Good  
**A/C Compressor condition:** Good  
**A/C low pressure refrigerant line::** Insulated  
**Well Head location:** Side yard



06/08/2020 Shrubs are in contact with siding. Recommend pruning or moving shrubs so there's at least a one foot gap between shrubs and siding.



## Attached Garage

**Number of Bays:** Two  
**Floor:** Concrete  
**Floor condition:** Good  
**Floor condition:** Settling cracks  
**Walls:** Wood frame  
**Framing of walls:** Drywall covered  
**Automobile doors:** Two  
**Style of Automobile doors:** Overhead

**Window condition:** Good  
**Doors operated:** Easily  
**Photo electric device:** Worked

**Springs condition:** Good  
**Operated electric openers:** Yes  
**Operated door and applied resistance:** Door stopped and reversed  
**Non-automobile doors:** One  
**Interior door :** Did not self close  
**Interior door material:** Metal  
**Interior door material:** Fire rated  
**Garage windows:** Random tested



06/08/2020

Concrete ramp into the garage was cracked and heaved, possible tripping hazards causing injury. Recommend a qualified contractor repair.



06/08/2020

Rotting of the garage door trim and frame. This can lead to intrusion into the home by insects and critters. Recommend repair by a qualified contractor.



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## Attic

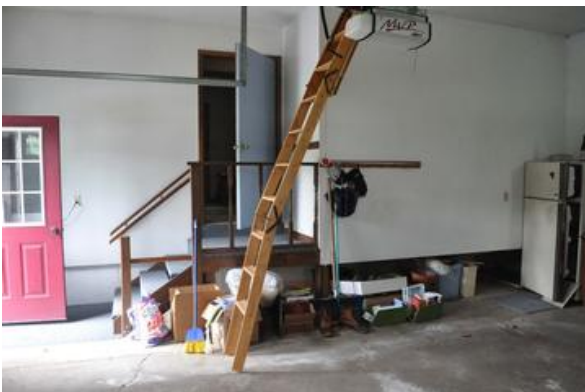
**Attic access:** Pull down stairs  
**How observed:** Walked thru end to end  
**Roof system:** Truss system  
**Rafters inches apart:** 12 inches  
**Roof decking:** Plywood  
**Moisture penetration:** None noted  
**Attic floor framing:** Not observed  
**Attic floor system:** No flooring

**Ventilation:** Ridge vent  
**Ventilation:** Soffit vent  
**Soffit vents:** Working  
**Insulation location:** Floor  
**Insulation material:** Fiberglass roll/batt  
**Bathroom vent duckwork :** Noted but does not extend outside



06/08/2020

Noted attic pull down stairs stringers are too short which could cause injury when traversing the stairs. This could lead to stair failure when being used which could cause personal injury. Recommend a qualified person extend stringers to correct the issue.



06/08/2020

Exhaust fan terminates in attic. Venting into the attic puts extra moisture in the attic which may lead to mold accumulation. Recommend installing a duct with minimum R8 insulation and vent either thru the roof or to a soffit, by a qualified contractor.





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## Master Bathroom

**Shower:** Stall  
**Tub:** Whirlpool tub  
**Surround:** Ceramic tile  
**Surround condition:** Good  
**Bathroom:** Double sink  
**Bathroom:** Jacuzzi  
**Sink type:** Vanity  
**Toilet:** Flushed

**Toilet condition:** Good  
**Leaks:** None  
**Flooring:** Ceramic tile  
**Floor condition:** Good  
**Ventilation:** Fan  
**Outlets:** Two  
**GFI's:** Yes, and working  
**Functional Flow Test:** No drop in pressure



06/09/2020 No defects noted in bathroom.



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## Main Bathroom

**Bathroom location:** First floor hallway  
**Shower:** With tub  
**Tub:** Built in  
**Surround:** Plastic  
**Surround condition:** Good  
**Number of sinks:** One  
**Sink type:** Vanity  
**Toilet:** Flushed

**Toilet condition:** Good  
**Floor:** Ceramic tile  
**Floor condition:** Good  
**Leaks:** None noted  
**Ventilation:** Fan  
**Outlets:** One  
**GFI's:** Yes  
**Functional Flow Test:** No drop in pressure



06/09/2020 No noted defects in bathroom.



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## Half Bathroom

**Half bath location:** Near kitchen  
**Sink type:** Pedastal  
**Number of sinks:** One  
**Leaks above or below sink:** Not noted  
**Hot water left faucet:** Noted  
**Bathroom outlet:** Noted and GFCI  
**Toilet:** Noted and flushed  
**Floor :** Ceramic tile

**Floor condition:** Good  
**Caulking appears::** Intact  
**Ventilation:** Fan

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## Kitchen

**Cabinets:** Wooden  
**Opened and closed and found:** seemed to function  
**Cabinets are secure:** Yes  
**Counter tops:** Solid Surface Material  
**Counter tops securely fastened:** Yes  
**Kitchen floor:** Wood  
**Dishwasher:** General Electric  
**Dishwasher age:** Midlife

**Kitchen sink:** Corian  
**Ran water and found:** No leaks  
**Disposal:** In Sink Erator  
**Refrigerator:** General Electric  
**Refrigerator age:** Newer  
**Range:** General Electric  
**Range type:** Built in  
**Range type:** Electric

**Range age:** Midlife  
**Operated range and found:** All burners working  
**Oven:** Built in  
**Operated oven and found:** Gave off heat  
**Ventilation:** Fan built in  
**Number of GFCI outlets:** Three or more  
**GFCI outlets working properly:** Yes  
**Number of regular outlets:** None



06/09/2020 There were no apparent defects in the kitchen.



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## Fireplace

**Fireplace material:** Brick  
**Fireplace Location:** Family room  
**Inspected:** Level 1 Inspection  
**Damper:** Operated and performed as designed  
**Flu liner:** Noted and needs cleaning  
**Depth of hearth extension:** 24 inches



06/09/2020 All solid fuel burning appliances (woodstoves and fireplaces) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.



Fireplace



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## General Interior

**Ceilings:** Drywall  
**Ceiling style:** Flat  
**Ceiling style:** Cathedral  
**Ceiling condition:** Small cracks  
**Walls appear to be made of :** Drywall  
**Condition of walls:** Good  
**Floor coverings:** Wall to wall  
**Floor coverings:** Hardwood

**Skylight leaks:** Small stains noted  
**Stairs :** To basement  
**Stairs condition:** Good  
**Outlets:** Three pronged  
**Smoke detectors:** Noted on each floor  
**Carbon Monoxide detector:** Not noted

**When bounced on:** A normal amount of bounce  
**Generally floors feel:** Level  
**Mostly doors are following type:** Wood  
**Condition of doors:** Good  
**Windows were mostly:** Double hung  
**Insulated glazing noted in :** Most  
**Windows appear made of:** Vinyl  
**Windows appear made of:** Wood



06/08/2020 Overall condition of the drywall was good there was minor nails pops throughout the house



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## Laundry

**Location::** Near kitchen  
**Washing machine::** LG  
**Washing machine age::** Midlife  
**Connections from water, drain & electric::** Noted  
**Dryer::** LG  
**Dryer age::** Midlife  
**Dryer power::** Electric  
**Vented to::** Exterior

**Drain pipe & Electric:** Are a safe distance

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## Heating System

**Apparent age of unit:** Mid-life  
**Heating system type:** Forced hot air  
**Energy source:** Oil  
**Combustion air supply:** Interior  
**Thermostat was turned on, the system:** Fired or gave heat  
**Emergency shut off:** Noted at top of stairs  
**Flue pipes:** Noted, pitch up to chimney  
**Distribution:** Ductwork in most rooms

**System location:** Basement  
**Oil tank location:** Basement  
**Oil tank age:** Midlife  
**Abandoned oil tank:** None visible  
**Type of tank:** 2 line system  
**Vent pipe:** PVC



06/08/2020 Oil tank vent pipe is PVC which can deteriorate from oil fumes and then fumes enter the home. Recommend a qualified contractor replace with steel piping.



06/08/2020 System operated as designed on day of inspection. Unit was installed 10 years ago, humidification system installed 2 years ago.







06/09/2020 Unit was wrapped in insulation. This made it impossible to determine the age or make. Unit operated as designed at time of inspection. Recommend flushing the unit out every 2 years



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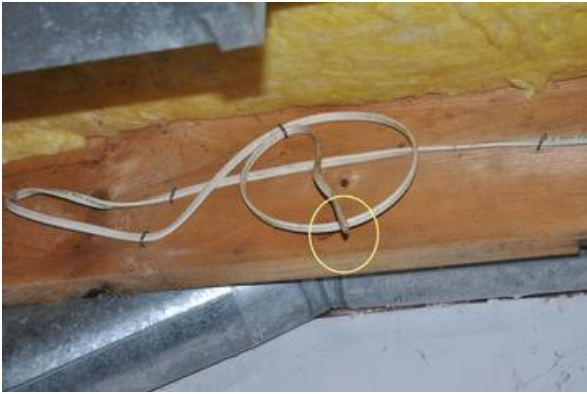
## Electrical System

**Location of main panel:** Garage  
**Location of distribution box:** None noted  
**Location of main disconnect:** Top of panel  
**Type of protection:** Circuit breakers  
**Service conductor material:** Aluminum  
**Main disconnect rating:** 200 amp breaker  
**Type of branch circuit wiring:** NM sheathed (Romex)  
**Aluminum branch wiring present:** No

**Additional room:** Yes  
**Missing covers:** No  
**15 amp breaker:** 14 Guage wire  
**20 amp breaker:** 12 Guage wire  
**30 amp breaker:** 10 Guage wire  
**Grounding observed to :** Exterior ground rod  
**Grounding connection feels:** Secure



06/08/2020 Missing box cover and un-terminated wire which will allow someone to accidentally be shocked or electrocuted if contacted. Recommend repair by a qualified electrician.



06/09/2020 200amp Electrical panel, all wiring looked good





## Basement

**Basement access:** Stairs from interior  
**Foundation walls:** Hidden from view by drywall  
**Ceiling framing:** Hidden from view  
**Foundation walls made of:** Poured concrete  
**Basement floor:** Poured concrete slab  
**Water stains observed on:** Floor  
**General area dampness:** Efflorescence  
**Ventilation:** Windows

**Beam material:** Steel  
**Windows:** Vinyl  
**Chimney in basement:** Block  
**Chimney condition:** Good

**Ventilation:** Doors  
**Pier/support post material:** Steel  
**Support column condition:** Appears intact  
**Floor drainage:** None noted  
**Floor drainage:** French drain  
**Sump pump:** None noted  
**Floor structure above:** Wood joists  
**Insulation material:** Fiberglass roll located between ceiling joists



06/08/2020

No water present in the sump hole. Some beginning signs of moisture on basement floor. No gutters were on the back the house water from the roof can accumulate near the foundation creating possible problems. Recommend gutters be installed on the back of the house to keep water away from foundation.



Sump hole



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*This home inspection is a visual non-intrusive inspection that is in accordance with the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>*

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