

Spy Glass Home Inspections, Long Island

Property Inspection Report



, xxx, NY xxxxx

Inspection prepared for: Sample Sample
Date of Inspection: 10/2/2013 Time: 10:00 AM
Age of Home: xx Size: xx
Weather: Sunny

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 3 Item: 3	Vegetation Observations	• Prune or remove any plants that are in contact or within 10" of home to eliminate pathways of wood destroying insects.
Page 4 Item: 4	Patio and Porch Deck	• Rails missing at exterior steps, and should be installed for safety.
Page 4 Item: 5	Stairs & Handrail	• There are no handrails on stairs of deck. Recommend having railings installed as this is a safety issue.
Page 5 Item: 10	Exterior Faucet Condition	• Recommend upgrading to a frost proof type hose bibb to prevent possible damage due to cracking of water line in below freezing temperatures.
Exterior Areas		
Page 6 Item: 1	Doors	• Front door entrance missing flashing under sill.
Roof		
Page 8 Item: 3	Chimney	• Recommend level 2 inspection of chimney. Flashing damaged water stains on stone veneer.
Kitchen		
Page 9 Item: 5	Oven & Range	• Electric induction range. These ovens require magnetic stainless steel or cast iron cookware to operate.
Page 9 Item: 6	Sinks	• Water temperature too hot, 134 deg f, recommend licensed plumber.
Page 10 Item: 15	GFCI	• Backsplash in kitchen is not installed. There are open electrical boxes with missing outlets, (2) GFCI outlets in place, missing covers.
Bathroom		
Page 17 Item: 12	Showers	• Water temperature too hot, recommend licensed plumber. 134 deg f
Page 17 Item: 14	Sinks	• Drain line leaks under sink. • Water temperature too hot, recommend licensed plumber. 134 deg f
Master bedroom		
Page 19 Item: 3	Electrical	• Open ground.
Page 19 Item: 5	Smoke Detectors	• We recommend hard wired smoke & CO detectors with battery backups in every bedroom & every level of the home.
Basement/Crawlspace		
Page 20 Item: 2	Access	• Access door and frame have wood rot hinges are loose.

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present • Selling Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete & paver driveway noted.



2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- The exterior drainage is generally away from foundation.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- Prune or remove any plants that are in contact or within 10" of home to eliminate pathways of wood destroying insects.



Prune or remove any plants that are in contact or within 10" of home to eliminate pathways of wood destroying insects.

4. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- Rails missing at exterior steps, and should be installed for safety.



No handrails noted, safety concern. Recommend placing hand rails.



Missing handrails. Rec. handrail installation. Safety concern.

5. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

Observations:

- There are no handrails on stairs of deck. Recommend having railings installed as this is a safety issue.

6. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

8. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 70 PSI



70 psi hose bib is not frost free

9. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

10. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

-
- Not frost free.
- **Recommend upgrading to a frost proof type hose bibb to prevent possible damage due to cracking of water line in below freezing temperatures.**

11. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Front door entrance missing flashing under sill.



Front door sill missing flashing. Will lead to water infiltration. Rec. licensed contractor.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

- Materials: vinyl siding noted. • Stone veneer noted.



Exposed framing, can lead to water infiltration & wood rot. Rec. licensed contractor.



4x4 wood support in contact with ground, this can lead to wood rot & pest infestation. Rec. licensed contractor to fix.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Observed from the ground with 8X56 field glasses. • Inspected from ladder.
 Materials: Asphalt shingles noted.

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Recommend level 2 inspection of chimney. Flashing damaged water stains on stone veneer.



Recommend level 2 inspection of chimney. Flashing damaged water stains on stone veneer.

4. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

5. Gutter

Good	Fair	Poor	N/A	None
X				

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed on all kitchen cabinets.



kitchen

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Granite tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

4. Microwave

Good	Fair	Poor	N/A	None
X				

5. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric induction range. These ovens require magnetic stainless steel or cast iron cookware to operate.

6. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Water temperature too hot, 134 deg f, recommend licensed plumber.

7. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

12. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • ****Sliding Patio Doors****

13. Screen Doors

Good	Fair	Poor	N/A	None
X				

14. Electrical

Good	Fair	Poor	N/A	None
X				

15. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:
 • **Backsplash in kitchen is not installed. There are open electrical boxes with missing outlets, (2) GFCI outlets in place, missing covers.**



Backsplash in kitchen is not installed. There are open electrical boxes with missing outlets, (2) GFCI outlets in place, missing covers.

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Dining room

1. Closets

Good	Fair	Poor	N/A	None
X				

2. Electrical

Good	Fair	Poor	N/A	None
X				

3. Fireplace

Good	Fair	Poor	N/A	None



livingroom dining room

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Hardwood flooring is noted.

5. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

7. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Livingroom

1. Closets

Good	Fair	Poor	N/A	None
X				

2. Doors

Good	Fair	Poor	N/A	None
X				

3. Electrical

Good	Fair	Poor	N/A	None
X				

4. Fireplace

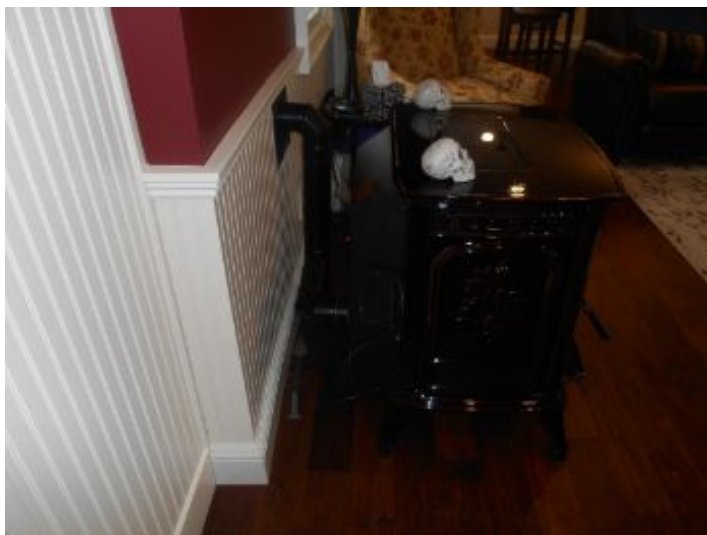
Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Cast iron pellet stove in place.

Observations:

- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).



Pellet stove

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Hardwood flooring is noted.

6. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Laundry

1. Locations

Locations: Stackable unit in closet, under stairs in kitchen.

2. Dryer Vent

Good	Fair	Poor	N/A	None
			X	

Observations:

• Could not fully inspect the dryer vent, it is obscured. Vents to the outside of home, aluminum vent can be seen through exterior vent. But cannot see entire length.



Could not fully inspect the dryer vent, it is obscured. Vents to the outside of home, aluminum vent can be seen through exterior vent. But cannot see entire length.

3. Electrical

Good	Fair	Poor	N/A	None
X				

4. GFCI

Good	Fair	Poor	N/A	None
				X

5. Plumbing

Good	Fair	Poor	N/A	None
X				

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Granite tops noted.

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				



GFCI good

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
• Bathroom fans exhaust properly to exterior of home.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

9. Heating

Good	Fair	Poor	N/A	None
X				

10. Mirrors

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- Water temperature too hot, recommend licensed plumber. 134 deg f



Bathroom

13. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.

14. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Drain line leaks under sink.
- Water temperature too hot, recommend licensed plumber. 134 deg f

15. Toilets

Good	Fair	Poor	N/A	None
X				

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

Master bedroom

1. Closets

Good	Fair	Poor	N/A	None
X				

2. Doors

Good	Fair	Poor	N/A	None
X				



bedroom

3. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Open ground.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Hardwood flooring is noted.

5. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:
 • We recommend hard wired smoke & CO detectors with battery backups in every bedroom & every level of the home.

6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

7. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
	X			

Materials: Crawlspace noted.

Observations:

- Evidence of past water penetration observed.

2. Access

Good	Fair	Poor	N/A	None
		X		

Materials: Exterior hatch door.

Observations:

- Access door and frame have wood rot hinges are loose.



Access door, hinges loose, door & frame with wood rot. Rec. licensed contractor to replace.

3. Slab Floor

Good	Fair	Poor	N/A	None
	X			

Observations:

- Evidence of past water penetration observed. Dry at time of inspection.

4. Drainage

Good	Fair	Poor	N/A	None
				X

Water Heater

1. Venting

Good	Fair	Poor	N/A	None
X				

2. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Oil

Observations:

- Last inspected 7/14/13.

3. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- A pressure & temperature relief valve & extension is present and appears satisfactory

4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons

5. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The boiler is located in the utility room.

Materials: Oil forced hot air

Observations:

- Last inspection was 7/14/13



Utility room with boiler, water heater & central vac unit.

2. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor is located on the exterior grounds.

Observations:

- The temperature differential split between supply and return air was 18 degrees F. Normal split range is between 15 & 20 degrees.

3. Air Supply

Good	Fair	Poor	N/A	None
X				

4. Registers

Good	Fair	Poor	N/A	None
X				

5. Filters

Good	Fair	Poor	N/A	None
X				

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required or every 3 months.

6. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: South side of the house.



Main panel

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

Observations:
• 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
• There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Water main

1. Location

Good	Fair	Poor	N/A	None
X				

Materials: Crawlspace.

2. Grounded

Good	Fair	Poor	N/A	None
X				

Materials: Yes grounded.



3/4" copper grounded

3. Material

Good	Fair	Poor	N/A	None
X				

Materials: Copper.

4. Size

Good	Fair	Poor	N/A	None
X				

Materials: 3/4"

Foundation

1. Foundation Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Evidence of past water penetration observed.
- No leaks were observed at the time of the inspection.

2. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Screened openings noted.

3. Vent Screens

Good	Fair	Poor	N/A	None
X				

4. Access Panel

Good	Fair	Poor	N/A	None
X				

Observations:

- The foundation access panel installed and functional during the inspection.