

Client

Inspector



Welcome and thank you for choosing CNY Preferred Home Inspections.

This report is designed to be as thorough as possible, but also clear and concise.

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective.

The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT, provides additional details: PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is probable these systems would not meet present standards, although the system did meet requirements at the time it was installed. This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect, are excluded from the report.

Table of Contents

<u>General Information</u>	<u>Attached Garage</u>	<u>Laundry</u>	<u>Plumbing System</u>
<u>Roof & Ventilation</u>	<u>General Interior</u>	<u>Attic</u>	<u>Basement</u>
<u>Exterior Walls</u>	<u>Main Bathroom</u>	<u>Heating System</u>	<u>Safety Concerns</u>
<u>Exterior Grounds</u>	<u>Half Bathroom</u>	<u>Domestic Water Heater</u>	
<u>Air Conditioner</u>	<u>Kitchen</u>	<u>Electrical System</u>	

Report Summary

Attached Garage



11/15/2015

The service door between an attached garage and a house should be self-closing as a protection against fire and carbon monoxide. Recommend contacting a general contractor for repairs as needed.



11/15/2015 Noted deteriorated concrete at the entry from the exterior door. This is a trip hazard. Recommend contacting a mason for repairs as needed.

Exterior Grounds



11/15/2015 There is a sliding glass door installed in the rear of the house with no landing. Recommend contacting a general contractor/mason for remedy.

General Information



11/15/2015 There was no house number that could be seen from the street. This is a safety hazard in the event emergency personnel are called to the house. Recommend installation of house numbers that can be seen easily from the street in day or night.

Heating System



11/15/2015 On the day of inspection a faint smell of natural gas was detected while standing in the basement. Further inspection revealed that the gas valve leading to the furnace is leaking. Also noted, the drip leg was missing. Recommend contacting an HVAC contractor for repairs as needed.

Basement



11/15/2015 Along the garage-side wall, there was a noticeable amount of water accumulation. I could visually see water running down the walls. Also noted were a pattern of horizontal cracks on the same wall. Recommend having a mason evaluate and recommend remedy.

Air Conditioner



11/15/2015 Insulation did not extend the full length of the coolant line. Recommend contacting and HVAC contractor for repairs as needed.

Attached Garage



11/15/2015 The window in the garage did not open the day of the inspection. Recommend contacting a general contractor for repairs as needed.



11/15/2015 The garage door is generally the largest moving object on a home. A garage door can exert very strong forces and should reverse if there is an emergency. Improperly operating or missing automatic reversing mechanisms on garage door openers have been linked to many injuries. The photo electric devices were not noted in the inspection. Recommend contacting a general contractor for repairs as needed.



11/15/2015 Extension cords are being used as permanent wiring for the garage door opener. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring poses a fire and shock hazard, and is an indication that wiring is not adequate and should be updated. Recommend either removing extension cords or having a qualified electrician repair as necessary. For example, install additional circuits and/or electric outlets. From Garage door opener extension cord - InterNACHI Inspection Forum <http://www.nachi.org/forum/f19/garage-door-opener-extension-cord-22702/#ixzz3raDjcdLj>



11/15/2015 The stairs leading from the interior door are not attached to the house. While the stair unit is freestanding, if it became dislodged, it could pose risk of injury. Recommend contacting a general contractor for repairs as needed.

Attic



11/15/2015 The inspector was unable to evaluate the attic in its entirety on the day of inspection. The possibility of extensive costs associated with undiscovered problems exist. There may be mold, flashing leaks, or insulation issues. While wall access panels were opened, debris and insulation added to limited viewing. Recommend having a qualified contractor install access hatches in the ceiling and opposite walls to allow for periodic evaluation of attic spaces. Recommend having a contractor evaluate this space or I will come out and reinspect at another time.

Exterior Grounds



11/15/2015 Perimeter grading slopes towards the home. Recommend grading soil so it slopes down and away from the building to direct rainwater away from foundation. Contact a Landscaper as needed for repairs.



11/15/2015 Small cracks and missing parge coat were noted on the foundation. This can allow water infiltration, and if not remedied, over time can cause foundation issues. Recommend contacting a mason for repairs as needed.



11/15/2015 The main walkway to the front porch is covered with overgrowth and shows signs of deterioration. This is a trip hazard. Recommend contacting a mason for repairs as needed.

Exterior Walls



11/15/2015 Noted missing siding and gaps on outside corners (garage). Cosmetic damage noted throughout and the siding has come loose around the A/C unit disconnect. Recommend contacting a siding contractor for repairs as needed.



11/15/2015 There are areas of trim where the bare wood is exposed to the elements. Contact a painting contractor for repairs as needed.



11/15/2015 Caulking is missing or in poor condition in a variety of areas allowing for water penetration. Notably, multiple wall penetrations should be filled/caulked to prevent water infiltration and/or infestation. Recommend contacting a general contractor for repairs as needed.



11/15/2015 There were missing light fixtures. These should be installed or capped accordingly to prevent safety issues. Recommend contacting an electrician for repairs as needed.

General Interior



11/15/2015 Noted some doors did not close properly. Recommend contacting a general contractor for repairs as needed.



11/15/2015 Light fixture needs to be secured to the ceiling. Recommend contacting a general contractor as needed for repairs.

Half Bathroom



11/15/2015 Door did not close (see General Interior section). Recommend contacting a general contractor for repairs as needed.

Heating System



11/15/2015 The Service Disconnect switch was not noted during the inspection. It is suggested that one be installed for servicing the heating system. Recommend contacting an HVAC contractor or electrician for repairs as needed.

Main Bathroom



11/15/2015 Noted missing caulk in bathtub area. This will allow water penetration to effect sub-flooring and may damage wood. Recommend contacting a general contractor as needed for repairs.

Roof & Ventilation



11/15/2015 There are no gutters on the house. Gutter systems are necessary in order to help reduce water and moisture damage to our homes. The wetter the climate the more we need a properly functioning gutter system. Water that collects next to the foundation of a house will tend to find its way into some part of the structure and that can cause water and moisture damage. Recommend contacting a licensed contractor to repair as needed. (see Basement section)

Air Conditioner



11/15/2015 System was not operated due to outside ambient temperature being below 65 degrees within the last 24 hours. Recommend following the manufacturer's suggested maintenance routine and having an HVAC contractor evaluate the unit before using.

Full Report

General Information

House Number: Not on house

Temperature: Cool

Ground Condition: Wet

Overview: Main road in residential area

Inspector: Windy Sebastian-Dean

Start time: 0830

Present at inspection: Owner

Type of house: 1 family house

Weather condition: Cloudy

Foundation: Basement

House is:: Unoccupied

Excluded from inspection: Shed

End time: 1030



11/15/2015 There was no house number that could be seen from the street. This is a safety hazard in the event emergency personnel are called to the house. Recommend installation of house numbers that can be seen easily from the street in day or night.



11/15/2015 Recommendation: After moving into the house, I strongly encourage having the locks changed. Over the years, previous owners may have distributed the keys to family and friends. A new set of locks would ensure privacy and security. If the house has remote garage door openers, I would also consider changing the access code.



11/15/2015

Lead Paint/Asbestos: Structures built prior to 1980 may contain potentially hazardous substances such as lead, asbestos, Urea- formaldehyde foam and other potentially hazardous substances in various building materials such as paint, insulation, siding, and/or floor and ceiling tiles. Evaluating for the presence of these hazards is not included in my standard home inspection. I will point out visible substances that may be considered hazardous to your health, but unless otherwise stated in your report, the existence of hazardous materials, which may or may not be present on the property, was not observed by CNY Preferred Home Inspections. The client should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit: <http://www.cpsc.gov> <http://www.cdc.gov>

11/15/2015

Mold/Moisture: Excessively high moisture levels can result in damage to the home structure. Decay or deterioration may also result in conditions that encourage the growth of microbes such as mold fungi. While we will report any substance that appears to be mold, the only true way to determine if mold is present is to have a mold company/specialist inspect and test for mold. CNY Preferred Home Inspections does not perform mold testing or mold inspections. Any mention of mold in this report should be considered a recommendation to bring in a mold specialist to inspect and test for mold. If you have a specific concern regarding mold, consult a mold specialist for advice. For more on mold issues visit these sites: <http://www.epa.gov/mold/pdfs/moldguide.pdf>

11/15/2015

Pictures: Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report.

11/15/2015

Limitations: Portions of the residence contained remnants of construction material at the time of the inspection and portions of the interior were hidden. In accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets or rugs, nor do we remove or rearrange items within closets or cabinets. On your final walk through, or at some point after construction materials have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible and contact us immediately if any adverse conditions are observed that were not reported on in your inspection report.

11/15/2015 Overall Pics:



Roof & Ventilation

Roof Inspection Method: From ground
Roof covering: Asphalt Shingle
Defects observed: Decking sags
Roof Type: Gable
Roof approximate age: Older
Roof penetrations: Vent/Exhaust pipe
Roof ventilation: Gable vents
Gutter material: None



11/15/2015

There are no gutters on the house. Gutter systems are necessary in order to help reduce water and moisture damage to our homes. The wetter the climate the more we need a properly functioning gutter system. Water that collects next to the foundation of a house will tend to find its way into some part of the structure and that can cause water and moisture damage. Recommend contacting a licensed contractor to repair as needed. (see Basement section)



11/15/2015 Noted some sagging in the decking. (see Attic section)



11/15/2015 Overall Pics:



Exterior Walls

Electrical service type: Overhead
Service size: 150 Amp
High Efficiency Piping: oriented properly
Windows: Vinyl windows
Porch steps down: Three or more
Wall structure: Wood frame
Meter amperage: 200 Amp
Voltage: 120/240 volts

Overhead wires threatened: No
Trim condition: Fair
Wall covering material: Aluminum
Trim: Aluminum
Door material: Metal
Main entry porch: Concrete
Drip loop present: Yes
Meter caulking intact: Yes

Condition of wall:: Loose with cosmetic damage
Porch roof: Yes



11/15/2015 Noted missing siding and gaps on outside corners (garage). Cosmetic damage noted throughout and the siding has come loose around the A/C unit disconnect. Recommend contacting a siding contractor for repairs as needed.



11/15/2015 There are areas of trim where the bare wood is exposed to the elements. Contact a painting contractor for repairs as needed.



11/15/2015

Caulking is missing or in poor condition in a variety of areas allowing for water penetration. Notably, multiple wall penetrations should be filled/caulked to prevent water infiltration and/or infestation. Recommend contacting a general contractor for repairs as needed.



HE Exhaust



11/15/2015

There were missing light fixtures. These should be installed or capped accordingly to prevent safety issues. Recommend contacting an electrician for repairs as needed.



11/15/2015

There has been some movement between the house and front porch slab. This is not uncommon for a house this age. Monitor this area for further movement possibly becoming a safety hazard. Contact a mason for repairs as needed.



11/15/2015 Overall Pics:



HE Exhaust



Overhead Service



Electrical Service

Exterior Grounds

Walkway condition: Poor
Trees & shrubs too close to house: All sides
Grading beyond 6 foot of house: Slopes toward
Exterior of foundation walls: Block/Veneer
Exterior foundation observed?: Small cracks/deterioration of parge coat
A/C Compressor condition: Debris
A/C Pad: Plastic Pad
Exterior foundation exposure: 1' or more

Electrical disonnect:: Noted - Good condition
Grading within 6 foot of house: Slopes toward
Driveway: Asphalt
Walkway to front entry: Concrete and Asphalt



11/15/2015

There is a sliding glass door installed in the rear of the house with no landing. Recommend contacting a general contractor/mason for remedy.



11/15/2015

Perimeter grading slopes towards the home. Recommend grading soil so it slopes down and away from the building to direct rainwater away from foundation. Contact a Landscaper as needed for repairs.



11/15/2015 Small cracks and missing parge coat were noted on the foundation. This can allow water infiltration, and if not remedied, over time can cause foundation issues. Recommend contacting a mason for repairs as needed.





11/15/2015

The main walkway to the front porch is covered with overgrowth and shows signs of deterioration. This is a trip hazard. Recommend contacting a mason for repairs as needed.



11/15/2015

There is vegetation in contact with siding/foundation. Recommend pruning or removing vegetation so there's at least a one foot gap between vegetation and siding. This will help prevent water from pooling against the foundation.



Air Conditioner

A/C Type: Split System
Approximate age of system: Midlife
Brand: Tempstar
A/C energy source: Electric
Central Cooling: Central Air
Status: Not operated due to temperature below 65 degrees



11/15/2015 Insulation did not extend the full length of the coolant line. Recommend contacting and HVAC contractor for repairs as needed.



11/15/2015 Recommend removing debris from around the unit. It appears that some vegetation has grown inside the grill of the unit and should be removed.



A/C Unit



11/15/2015 System was not operated due to outside ambient temperature being below 65 degrees within the last 24 hours. Recommend following the manufacturer's suggested maintenance routine and having an HVAC contractor evaluate the unit before using.



11/15/2015 Recommendation: Covering your a/c unit during winter months may help prolong it's lifespan. Falling snow from the roof can damage the top of the unit.



11/15/2015 Overall pics:



A/C Unit



Service Disconnect

[Back to Top](#)

Attached Garage

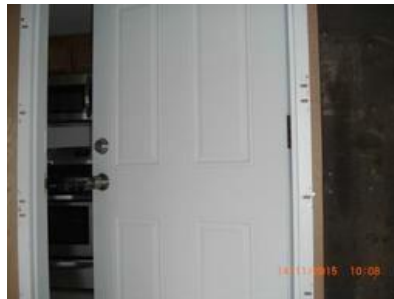
Interior door material: Metal
Floor: Concrete
Framing of walls: Partially exposed to view
Doors operated: Easily
Photo electric device: Missing
Operated electric openers: Yes
Non-automobile doors: Two
Visibility limited by: Stored items

Automobile doors: One
of electric openers: One
Interior door: Did not self close
Garage windows: Random tested
Floor condition: Poor
Walls: Wood frame
Door release rope: Noted
Number of Bays: One

Style of Automobile doors: Overhead
Window condition: Did not open



11/15/2015 The service door between an attached garage and a house should be self-closing as a protection against fire and carbon monoxide. Recommend contacting a general contractor for repairs as needed.



11/15/2015 Noted deteriorated concrete at the entry from the exterior door. This is a trip hazard. Recommend contacting a mason for repairs as needed.



11/15/2015 The window in the garage did not open the day of the inspection. Recommend contacting a general contractor for repairs as needed.



11/15/2015 The garage door is generally the largest moving object on a home. A garage door can exert very strong forces and should reverse if there is an emergency. Improperly operating or missing automatic reversing mechanisms on garage door openers have been linked to many injuries. The photo electric devices were not noted in the inspection. Recommend contacting a general contractor for repairs as needed.



Missing Photo Electric Eyes



11/15/2015

Extension cords are being used as permanent wiring for the garage door opener. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring poses a fire and shock hazard, and is an indication that wiring is not adequate and should be updated. Recommend either removing extension cords or having a qualified electrician repair as necessary. For example, install additional circuits and/or electric outlets. From Garage door opener extension cord - InterNACHI Inspection Forum <http://www.nachi.org/forum/f19/garage-door-opener-extension-cord-22702/#ixzz3raDjcdLj>



11/15/2015

The stairs leading from the interior door are not attached to the house. While the stair unit is freestanding, if it became dislodged, it could pose risk of injury. Recommend contacting a general contractor for repairs as needed.



11/15/2015 The auto reverse feature on the garage door opener was not tested the day of the inspection. The garage vehicle door should reverse when closing and/or when it strikes something at the base of the door. This can setting be adjusted on the back of the garage door opener. Recommend consulting the Owner's Manual for the correct settings.



11/15/2015 Due to stored items, the garage could not be fully inspected. Once items are removed, I can come back and inspect.



[Back to Top](#)

General Interior

Ceilings: Drywall

Floor coverings: Hardwood/carpet/vinyl

Generally floors feel: Level

Condition of doors: Acceptable

Insulated glazing noted in: All

Mostly doors are following type: Hollow core

Stairs: Between living levels

Ceiling style: Flat

Condition of walls: Acceptable

Windows were mostly: Single hung

Windows appear made of: Vinyl

Stairs condition: Acceptable

When bounced on: A normal amount of bounce

Ceiling condition: Acceptable

Walls appear to be made of: Drywall

Outlets: Three pronged



11/15/2015 Noted some doors did not close properly. Recommend contacting a general contractor for repairs as needed.



11/15/2015 Light fixture needs to be secured to the ceiling. Recommend contacting a general contractor as needed for repairs.





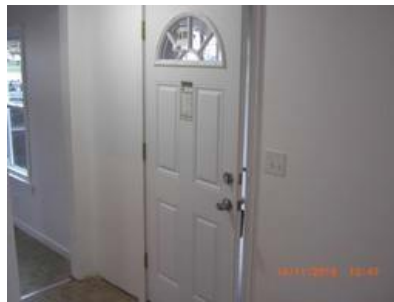
11/15/2015 Noted areas of missing trim exposing holes in drywall and or flooring. Recommend contacting a general contractor as needed for repairs.



11/15/2015 Overall Pics:



Closet



[Back to Top](#)

Main Bathroom

Bathroom location: Main Floor
Shower: With tub
Outlets: Two
GFI's: Yes
Surround condition: Acceptable
Leaks: None noted
Surround: Plastic
Number of sinks: One

Toilet: Flushed
Floor: Vinyl
Functional Flow Test: Acceptable drop in pressure
Tub: Built in
Ventilation: Fan
Sink type: Pedastal
Toilet condition: Acceptable
Floor condition: Acceptable

Caulking: Missing



11/15/2015

Noted missing caulk in bathtub area. This will allow water penetration to effect sub-flooring and may damage wood. Recommend contacting a general contractor as needed for repairs.



11/15/2015 Overall Pics:



[Back to Top](#)

Half Bathroom

Number of sinks: One
Hot water left faucet: Noted
Floor condition: Acceptable
Toilet: Flushed
Leaks above or below sink: Not noted
Half bath location: Second Floor
Bathroom outlet: Noted and GFCI
Floor: Vinyl

Caulking appears:: Intact
Sink type: Vanity



11/15/2015 Door did not close (see General Interior section). Recommend contacting a general contractor for repairs as needed.



11/15/2015 Overall Pics:



[Back to Top](#)

Kitchen

Cabinets are secure: Yes
Dishwasher: General Electric
Range: Kenmore
Number of GFCI outlets: Three or more
Ran water and found: No leaks
Disposal: In Sink Erator
Cabinets: Wooden
Range age: Newer

Oven: Part of stove
Ventilation: Fan built in
GFCI outlets working properly: Yes
Dishwasher age: Newer
Kitchen sink: Stainless steel
Counter tops securely fastened: Yes
Refrigerator: Samsung
Number of regular outlets: 5+

Opened and closed and found: Functionable
Operated range and found: All burners working
Operated oven and found: Gave off heat
Counter tops: Plastic Laminate
Kitchen floor: Vinyl
Refrigerator age: Newer
Range type: Gas



11/15/2015 No defects noted.



11/15/2015 Appliances:



[Back to Top](#)

Laundry

Drain pipe & Electric: Are a safe distance
Dryer power:: Electric
Connections from water, drain & electric:: Noted
Vented to:: Exterior
Location:: Basement
Washing machine:: None noted
Dryer:: None



11/15/2015 No defects noted.



11/15/2015 Overall Pics:



Attic

Insulation material: Fiberglass roll/batt
Roof decking: Obscured by insulation
Attic floor system: Some flooring
Ventilation: Gable vent
Attic access: Access panels
Attic floor framing: Wood
Soffit vents: Unable to determine
Roof system: Rafters

How observed: Limited viewing
Rafters inches apart: 12 inches
Insulation location: Both floor and roof
Moisture penetration: Obscured by insulation
Bathroom vent duckwork: Unable to determine



11/15/2015

The inspector was unable to evaluate the attic in it's entirety on the day of inspection. The possibility of extensive costs associated with undiscovered problems exist. There may be mold, flashing leaks, or insulation issues. While wall access panels were opened, debris and insulation added to limited viewing. Recommend having a qualified contractor install access hatches in the ceiling and opposite walls to allow for periodic evaluation of attic spaces. Recommend having a contractor evaluate this space or I will come out and reinspect at another time.



11/15/2015 Overall Pics:



Heating System

Apparent age of unit: Newer - 2014
Energy source: Gas
Thermostat was turned on, the system: Fired or gave heat
Brand name: Tempstar
Flue pipes: Galvanized
Heating system type: Forced air
Combustion air supply: Interior
Emergency shut off: Not noted



11/15/2015

On the day of inspection a faint smell of natural gas was detected while standing in the basement. Further inspection revealed that the gas valve leading to the furnace is leaking. Also noted, the drip leg was missing. Recommend contacting an HVAC contractor for repairs as needed.



11/15/2015

The Service Disconnect switch was not noted during the inspection. It is suggested that one be installed for servicing the heating system. Recommend contacting an HVAC contractor or electrician for repairs as needed.



11/15/2015

Recommend that this system be serviced annually by a qualified HVAC technician.



11/15/2015

Overall Pics:



[Back to Top](#)

Domestic Water Heater

Manufacturer: Rheem
Energy source: Natural gas
Capacity: 40 Gallons
Rust or corrosion: Not noted
Tested hot water: Hot water was received at faucet
Safety extension: Was noted
Drain discharge to: Floor
Location: Basement

Type: Tank
Estimated age: Newer - MAR 2015
Safety relief valve: Was noted



11/15/2015 No defects noted. Overall Pics:



[Back to Top](#)

Electrical System

Location of main disconnect: Top of panel
Service conductor material: Aluminum
Type of branch circuit wiring: NM sheathed (Romex)
Double tapped breakers: No
Location of main panel: Basement
Grounding observed to: Water main on house side
Type of protection: Circuit breakers
Missing covers: No

Main disconnect rating: 100 amp breaker
20 amp breaker: 12 Guage wire
Grounding connection feels: Secure
If grounded to water main, is meter jumped: Yes
Aluminum branch wiring present: No
Additional room: Yes
15 amp breaker: 14 Guage wire
30 amp breaker: 10 Guage wire



11/15/2015 No defects noted. Overall Pics:



Plumbing System

Main entry pipe: Copper
Location of main water shut-off: Next to meter
Location of main water meter: Basement
House trap: Not noted
Main waste line cleanouts: Noted
Water service type: Public
Vent pipe observed: On roof



11/15/2015

The pitch of the plumbing is a little steeper than I would expect to see. Normally the pitch is virtually flat allowing the liquids to carry the solids away. If the pitch is too steep, the solids will be left behind eventually clogging the line. Provided that there are no issues with the plumbing backing up (none noted the day of inspection), there is no defect. However, should there become an issue, I recommend having a plumber evaluate system and make repairs as needed.



Plumbing along wall



11/15/2015 Overall Pics:



Copper Water Main Line



Main Cleanout



Sump Pump



[Back to Top](#)

Basement

Ceiling framing: Exposed to view
Basement floor: Concrete
General area dampness: Extensive signs of moisture
Pier/support post material: Steel
Beam material: Steel
Windows: Steel
Foundation walls: Exposed to view
Sump pump works: Yes, but is not GFI protected

Ventilation: Windows

Foundation walls made of: Concrete block
Floor drainage: French drain
Basement access: Stairs from interior
Insulation material: None
Support column condition: Appears intact
Sump pump: Pedestal
Floor structure above: Wood joists
Water stains observed on: Walls and floor



11/15/2015

Along the garage-side wall, there was a noticeable amount of water accumulation. I could visually see water running down the walls. Also noted were a pattern of horizontal cracks on the same wall. Recommend having a mason evaluate and recommend remedy.



Water leak from wall



Saturation



Horizontal crack



Sill plate garage side



Bottom of wall



11/15/2015 Overall Pics:



Sump Pump



Gas Main





[Back to Top](#)

Safety Concerns

Outlets were tested for GFI: Using a testing plug



11/15/2015

Smoke Detectors: An insufficient number of smoke alarms are installed. Smoke Detectors are noted when present but are NOT tested or inspected. Pushing the built-in test button does not ensure that the smoke sensor is functional. It only establishes that the electrical circuit and audible alarm are functional. It is recommended that all smoke detectors be replaced when new owners move in. Ionization technology responds first to fast, flaming fires while photoelectric technology responds faster to slow smoldering fires. Having both types would be ideal. When installing detectors it is recommended that they be placed at each level including the basement and in each bedroom and laundry room of the house. Placement should be in accordance with manufacturer's recommendations. Smoke detectors should be replaced at 10 year intervals or per manufacturer's suggestion. Batteries should be changed twice a year. For more information on smoke detectors visit: <http://www.cpsc.gov/cpsc/pub/pubs/smokealarms.pdf>



11/15/2015

CO Detectors: Natural gas service is present at the house. Before spending the first night, ensure that proper carbon monoxide detectors are present. The detector should be mounted low toward the floor as carbon monoxide is heavier than air. Several C/O detectors are best. One near the heating system and hot water supply and one on each floor of the home. Carbon Monoxide Detectors are widely available in stores and you should buy one as a back-up -- BUT NOT AS A REPLACEMENT for proper use and maintenance of your fuel-burning appliances. It is important for you to know that the technology of CO detectors is still developing, that there are several types on the market, and that they are not generally considered to be as reliable as the smoke detectors found in homes today. Some CO detectors have been laboratory-tested, and their performance varied. Some performed well, others failed to alarm even at very high CO levels, and still others alarmed even at very low levels that don't pose any immediate health risk. And unlike a smoke detector, where you can easily confirm the cause of the alarm, CO is invisible and odorless, so it's harder to tell if an alarm is false or a real emergency. For more information visit: Carbon Monoxide - The Silent Killer



11/15/2015

Fire Extinguishers: Recommend placing fire extinguishers in the kitchen and laundry areas. The kitchen area extinguisher should be specially rated for kitchen fires.

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>