

Client

SAMPLE REPORT

1 Sample Report Road
Porter Corners, NY 12859

HIN™: 128599302

Email: baldeagleinsp@gmail.com

Inspection Date: 05-06-2020



Inspector

Phone:

E-Mail: _

Thank you for choosing Bald Eagle Inspection Services, LLC. This report is designed to be as thorough as possible, but also clear, concise and balanced.

In overview of the property in question: Based on observations it can be concluded that the subject property has some minor defects. Most of the observed defects are characteristic of a building of the given age and may not necessarily require immediate repair. Many of the minor defects are easily repairable, either by the current homeowner, potential buyer, or a qualified contractor.

Capital Region Multiple Listing Service, Inc., Standard Form Contract for Purchase and Sale of Real Estate, paragraph 21 allows a potential buyer to void a purchase contract when a defect totaling \$1,500 or more is identified. These types of defects are labeled as "substantial" and are accompanied by the "\$" icon. There was one substantial defect observed.

A radon air test is being conducted on the subject property. The test results will be submitted under separate cover. More information regarding radon can be found at <http://www.epa.gov/radon>.

A radon water test is being conducted on the subject property. The test results will be submitted under separate cover. More information regarding radon can be found at <https://archive.epa.gov/water/archive/web/html/basicinformation-2.html>.

A wood destroying insect inspection was conducted on the subject property. The results will be contained within this report and on separate report.

A well yield test was conducted at the exterior hose bib on the subject property. The results will be contained within this report.

A water quality test for coliform bacteria is being conducted on the subject property. Test results will be submitted under separate cover.

An indoor air quality test is being conducted on the subject property. The test results will be submitted under separate cover.

A septic inspection was conducted on the subject property. Any defects identified by the septic inspector will not be listed in this report. Test results will be submitted under separate cover.

If you have any questions regarding this report please do not hesitate to contact me at (518) 488-2538.

Thank you for your business and I wish you the best of luck with your home buying experience!

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Water Quality Test
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Report Summary

General Interior



05/07/2020

It was observed that the engineered wood flooring at the 1st floor appeared to be in worn condition indicating that the floor surface is approaching the end of its useful life. The wood surface has several gaps, loose boards, missing thresholds, peeling surfaces and puckering due to water damage. The floor likely requires replacement and cannot be repaired. Due to the possibility of these repairs to exceed \$1,500, these repairs as a whole should be considered a substantial defect. It is recommended that a qualified contractor be contacted for necessary repairs.

Exterior Walls



05/07/2020

It was observed that the main entry doorbell was damaged. This condition may cause a shock and/or fire hazard. The doorbell is a common courtesy for guests to conveniently alert the residents they have arrived. It is recommended that the doorbell be repaired as necessary.



05/07/2020

It was observed that the front electrical box and trim had a gap where wires could be observed inside. This condition can lead to a shock and/or possible fire hazard and leaves the wires exposed to the elements. It is recommended that the gap be filled and the trim be repaired as necessary.

Exterior Grounds



05/07/2020

It was observed that the front entry porch had a loose and uneven first tread. This condition can lead to a fall and/or trip hazard. It is recommended that the tread be repaired as necessary to provide a flush even tread.



05/07/2020

It was observed that the front entry porch stringers were not properly anchored to the porch structure and is not framed per standard building practices. This condition can lead to the stairs coming loose from the frame. It is recommended that the stringers be fastened and framed permanently.

Attached Garage



05/07/2020 It was observed that the garage to house door isn't auto-closing. This condition can allow vehicle fumes, deadly carbon monoxide gas or fire to enter the building. It is Recommended that spring loaded hinges or door closer be installed so the door will close automatically to prevent vehicle fumes or fire from entering building.

Full Bathroom



05/07/2020 It was observed that a mold-like substance was present in the full bathroom under the sink. The mold-like substance area was less than 10sf. Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Areas smaller than 10sf should be cleaned, but do not require professional remediation. Follow the Mold Cleanup Tips and Techniques found on the EPA's website at: [EPA](#). If during the performance of this work any concealed mold contamination is uncovered and exceeds 10sf, stop work and call a mold assessor. There did not appear to be an ongoing leak.

Attic



05/07/2020 It was observed that a mold-like substance was present in the attic due to a soffit and other pvc vent being exhausted into the soffit area. The mold-like substance area was less than 10sf. Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Areas smaller than 10sf should be cleaned, but do not require professional remediation. Follow the Mold Cleanup Tips and Techniques found on the EPA's website [here](#). If during the performance of this work any concealed mold contamination is uncovered and exceeds 10sf, stop work and call a mold assessor. The vents should be relocated out of the soffit area.

Domestic Water Heater



05/07/2020 It was observed that the gas line to the domestic water heater was loose and not anchored to the wall. This condition could allow the gas line to be broken or rupture. It is recommended that the gas line be properly mounted or anchored to the wall to prevent movement in the rigid line.



05/07/2020 In general, 120 degrees Fahrenheit is the maximum safe hot water temperature that should be delivered from a fixture. Therefore hot water above 120 degrees Fahrenheit can be considered hazardous. Supply settings that are acceptable for far reaching fixtures may be too hot for closer fixtures. This condition should be verified and mixing valves should be installed as necessary. A mixing valve will allow regulation of difficult fixtures. The user should always reference the user manual for their specific product and adjust the water temperature as necessary.

Full Bathroom



05/07/2020 It was observed that the ground fault circuit interrupter (GFCI) outlets are not functioning as intended. GFCI outlets help prevent electric shocks in areas that may have water present. It is recommended that GFCI's be installed as necessary, especially over counter tops and around sinks.



05/07/2020 It was observed that a mold-like substance was present in the basement full bathroom under the sink. The mold-like substance area was less than 10sf. Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Areas smaller than 10sf should be cleaned, but do not require professional remediation. Follow the Mold Cleanup Tips and Techniques found on the EPA's website at: [EPA](https://www.epa.gov/mold/mold-cleanup-your-home). If during the performance of this work any concealed mold contamination is uncovered and exceeds 10sf, stop work and call a mold assessor. There did not appear to be an ongoing leak.

Kitchen



05/07/2020 It was observed that a mold-like substance was present in the kitchen under the sink. The mold-like substance area was less than 10sf. Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Areas smaller than 10sf should be cleaned, but do not require professional remediation. Follow the Mold Cleanup Tips and Techniques found on the EPA's website at <https://www.epa.gov/mold/mold-cleanup-your-home>. If during the performance of this work any concealed mold contamination is uncovered and exceeds 10sf, stop work and call a mold assessor.

Fire and Carbon Monoxide Safety



05/07/2020 It was observed that smoke detectors were not functional at each level. Smoke detectors are necessary to provide early detection and warning of a fire. It is recommended that fire detectors be installed at each level per fire code. (No Photo)



05/07/2020 It was observed that a CO detector was not located in the home. CO detectors are necessary to provide early detection and warning of high carbon monoxide levels. It is recommended that a CO detector be installed. Please contact your local fire department for assistance in properly locating this device. (No Photo)

Roof & Ventilation



05/07/2020 It was observed that the gutter extension at the right garage corner was disconnected. A complete and working gutter, downspout and gutter extension system is designed to carry rainwater away from the foundation and prevent water infiltration into the basement. Missing and damaged gutter extensions can allow water to accumulate next to the foundation which can lead to a wet basement. This is a very easy and inexpensive repair.

Exterior Walls



05/07/2020 It was observed that a window and storm door frame has been taped for repairs at the rear porch. This condition is a temporary fix and indicates permanent repairs are required. It is recommended that these items be repaired in a manner that is consistent with standard building practices.

Exterior Grounds



05/07/2020 It was observed that the driveway had large cracks. Cracks in a driveway can allow water to enter and cause further deterioration during freeze thaw cycles. Repairs to the driveway should be considered to prevent further deterioration.



05/07/2020 It was observed that areas where grade slopes toward the foundation existed. Areas where grade slopes toward the foundation can facilitate the entry of groundwater runoff which can lead to damage of the foundation structure and interior finishes. In some cases this can lead to high interior relative humidity which can be conducive to mold growth. It is recommended that these areas be regraded away from the foundation to promote groundwater runoff to move away from the foundation.

Attic



05/07/2020 It was observed that the attic hatch cover was damaged and requires replacement.



05/07/2020 It was observed that an area of roof decking was sagging and separating at the seam. This condition could potentially cause damage to the roof membrane which could potentially lead to a roof leak. It is recommended that the seam be repaired and shored as necessary.

Exterior Walls



05/07/2020 It was observed that the rear door to the porch located in the kitchen had a deadbolt that was not engaging the strike plate preventing the door from locking. It is recommended that the deadbolt be adjusted and/or repaired as necessary to allow for proper function.

Full Bathroom



05/07/2020 It was observed that the full bathroom floor had cigarette burns and requires repair.



05/07/2020

It was observed that the bathroom exhaust fan operated loudly when toggling the wall switch indicating the fan may not be operating properly. The lack of ventilation can prevent the ability to eliminate stale, impure and very humid air thereby decreasing the quality of indoor air and potentially cause moisture buildup which can lead to mildew and other high moisture issues. It is recommended that the bathroom exhaust fan be repaired as necessary.



05/07/2020

It was observed that the fixtures drained slowly. A slow draining fixture can be indicative of a lack of proper plumbing vent and/or a clogged drain. It is recommended that the drain be treated for a clog and if the drain still performs slowly, a qualified plumber be contacted for further evaluation and necessary repairs.

Kitchen



05/07/2020

It was observed that the kitchen sink drained slowly. A slow draining fixture can be indicative of a lack of plumbing vent and/or a drain clog. It is recommended that the drain be treated for a clog and if the drain still performs slowly, a qualified contractor should be contacted for necessary repairs.



05/07/2020

It was observed that there was a leaking trap drain kitchen sink. The trap was currently repaired in a manner that is not consistent with standard building practices. It is recommended that a qualified contractor be contacted for necessary repairs.

General Interior



05/07/2020

It was observed that several interior bedroom doors were damaged and patched in a manner which is inconsistent with standard building practices. Typically hollow core doors require replacement to restore their original aesthetic appearance and can not be patched due to wood grain finish. It is recommended that the doors be replaced as necessary.



05/07/2020

It was observed that a bedroom carpet had a large run at the door threshold and requires repair.



05/07/2020

It was observed that the hallway light fixture was missing a light shade. It is recommended that the light shade be installed for aesthetic purposes only.

Basement



05/07/2020

It was observed that the basement full bathroom door was damaged. Typically hollow core doors require replacement to restore their original aesthetic appearance and can not be patched due to wood grain finish. It is recommended that the doors be replaced as necessary.



05/07/2020 It was observed that the hallway light fixture was missing a light shade. It is recommended that the light shade be installed for aesthetic purposes only.



05/07/2020 It was observed that the basement carpet had cigarette burns and requires repair.

Full Bathroom



05/07/2020 It was observed that the ceiling in the basement full bathroom appeared to have water damage from above. Water leaks were not discovered, however, it is recommended that the ceiling cavity be explored for possible leaks and/or mold damage. It is recommended that a qualified contractor be contacted for further evaluation and necessary repairs. If during the performance of this work any concealed mold contamination is uncovered and exceeds 10sf, stop work and call a mold assessor.

Kitchen



05/07/2020 At the time of this inspection the dishwasher appliance was not properly operated and requires cleaning. It is recommended that a qualified technician be contacted for necessary repairs or replacement.

Exterior Walls



05/07/2020 Exterior receptacles did not have power preventing inspection for proper operation of ground fault circuit interrupter (GFCI) protection. GFCI outlets help prevent electric shocks in areas that may have water present, especially at the exterior. It is recommended that once power is restored, exterior receptacles be reevaluated for properly operating GFCI protection. If GFCI protection is not present, it is recommended that GFCI's be installed as necessary.

Attached Garage



05/07/2020 Attached garage receptacles did not have power preventing inspection for proper operation of ground fault circuit interrupter (GFCI) protection. GFCI outlets help prevent electric shocks in areas that may have water present, especially at the exterior. It is recommended that once power is restored, exterior receptacles be reevaluated for properly operating GFCI protection. If GFCI protection is not present, it is recommended that GFCI's be installed as necessary.

Attic



05/07/2020 It was observed that portions of the attic were not covered with adequate insulation thickness. For more information on insulation standards please visit: [Insulation Institute](http://InsulationInstitute.com). It is recommended that insulation be installed as necessary.

Electrical System



05/07/2020 It was observed that electrical receptacles and lighting fixtures were on a single circuit, specifically in the basement full bathroom. Typically, per electrical standards, lighting and powered receptacles are on a separate circuit with lighting designated for 15AMP and receptacles designated for 20AMP circuits. It is recommended that a licensed electrician be contacted for further evaluation. (No Photo)

Full Report

General Information

NYS License Number: 16000074921
Present At Inspection: Buyer, Realtor
House Is: Occupied
Type Of Structure: Single Family House
Weather Condition: Partly Cloudy
Temperature: Cool
Foundation: Full Basement
Excluded From Inspection : N/A

House Number: On Mailbox
Overview: Quiet Residential



05/07/2020 Understanding "Good", "Acceptable", "Fair" and "Poor." Some descriptions may be described as "Good", "Acceptable", "Fair" or "Poor." Good refers to an item which is in like new condition and was generally free from any cosmetic or operational defects. Acceptable refers to an item which was in generally good condition, however, may exhibit some signs of normal use and/or wear that does not require repair and does not impact the function and/or operation of that item. Fair refers to an item which was in worn condition, exhibits signs of normal use and/or wear that requires repair or maintenance and impacts the function and/or operation of that item and may be approaching its end of useful life. Poor refers to an item which requires substantial repair or immediate replacement. (No Photo)



05/07/2020 Please be advised, in most cases where a defect is written with the "Safety," "\$, Money," "Repair," "Maintenance," or "Evaluate" symbol, it is recommended that a qualified contractor of the proper discipline be contacted for further evaluation and/or necessary repairs. Building contractors that are skilled in their trade can provide further evaluation and valuable additional information regarding observed defects. (No Photo)



05/07/2020 RECOMMENDATION: In the event of a successful closing on this property, it is strongly recommend having all exterior locks changed, including the re-coding of automatically operated doors, and recoding of digital door locks. Previous owners may have distributed the keys and/or codes to family and friends. A new set of locks and codes would insure privacy and security. (No Photo)



05/07/2020 Please be advised that at the time of this inspection an existing generator system with controls was excluded from the inspection. It is recommended that a qualified contractor be contacted for inspection of the generator system with controls. These items are typically not part of the main structure and are excluded per NYS standards of practice.



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Roof & Ventilation

Roof Inspection Method: From Ground
Roof Type: Gable
Roofing Material: Architectural Shingles
Roof Defects Observed: None
Roof Penetrations: Plumbing Vent
Gutter Condition : Good
Downspout Condition: Good
Gutter Extensions: Noted

Chimney Location: None
Chimney Material: N/A
Exterior Flue Noted: N/A
Exterior Chimney Defects: N/A
Flashing Defects: None
Skylights: None
Roof Ventilation Visible From Exterior : Ridge, Soffit, Gable Vents



05/07/2020

It was observed that the gutter extension at the right garage corner was disconnected. A complete and working gutter, downspout and gutter extension system is designed to carry rainwater away from the foundation and prevent water infiltration into the basement. Missing and damaged gutter extensions can allow water to accumulate next to the foundation which can lead to a wet basement. This is a very easy and inexpensive repair.



Exterior Walls

Exterior Wall Covering Material: Vinyl
Overall Condition Of Exterior Wall : Good
Trim Material: Aluminum, Wood
Overall Trim Condition: Good
Overall Exterior Condition Of Windows: Good
Overall Exterior Condition Of Doors: Good
Electrical Service Type: Underground
Overhead Wires Threatened: N/A

Drip Loop Present: N/A
Meter Amperage: 200 Amp
Voltage: 120, 240 Volts
Electric Meter Set Properly: Yes, Photo Included
Exterior Grounding Rod: Yes
High Efficiency Piping: Oriented Properly
Gas Meter Located: None, Propane Present
Exterior GFCI's: Not Tested, No Power



05/07/2020

It was observed that the main entry doorbell was damaged. This condition may cause a shock and/or fire hazzard. The doorbell is a common courtesy for guests to conveniently alert the residents they have arrived. It is recommended that the doorbell be repaired as necessary.



05/07/2020

It was observed that the front electrical box and trim had a gap where wires could be observed inside. THis condition can lead to a shock and/or possible fire hazard and leaves the wires exposed to the elements. It is recommended that the gap be filled and the trim be repaired as necessary.



05/07/2020

It was observed that a window and storm door frame has been taped for repairs at the rear porch. This condition is a temporary fix and indicates permanent repairs are required. It is recommended that these items be repaired in a manner that is consistent with standard building practices.



05/07/2020

It was observed that the rear door to the porch located in the kitchen had a deadbolt that was not engaging the strike plate preventing the door from locking. It is recommended that the deadbolt be adjusted and/or repaired as necessary to allow for proper function.





05/07/2020

It was observed that there were areas of exposed wood and/or missing paint on exterior trims. This is exposing bare wood to the elements. Exposed wood can soften which may cause the wood deteriorate over time. It is recommended that all exterior wood exposed to the elements be periodically scraped and painted to protect the wood from deterioration including decay and rot.



05/07/2020

Exterior receptacles did not have power preventing inspection for proper operation of ground fault circuit interrupter (GFCI) protection. GFCI outlets help prevent electric shocks in areas that may have water present, especially at the exterior. It is recommended that once power is restored, exterior receptacles be reevaluated for properly operating GFCI protection. If GFCI protection is not present, it is recommended that GFCI's be installed as necessary.



05/07/2020

Electrical Meter: (The following photos are not included for the purpose of highlighting defects)



05/07/2020 Exterior Elevations: (The following photos are not included for the purpose of highlighting defects)



Exterior Grounds

Landscaping Too Close To House : No
Overall Grading Within 6 Foot Of House: Slopes Toward House
Overall Grading Beyond 6 Foot Of House: Level
Driveway: Asphalt
Driveway Condition: Fair
Walkway To Front Entry Material : Asphalt
Walkway Condition: Fair
Patio Material: None

Patio Location: N/A
Patio Condition: N/A
Deck/Porch Location: Front And Rear Of House
Overall Deck/Porch Condition : Needs Repair
Guardrail Condition: Good
Handrail Condition: Good



05/07/2020 It was observed that the front entry porch had a loose and uneven first tread. This condition can lead to a fall and/or trip hazard. It is recommended that the tread be repaired as necessary to provide a flush even tread.



05/07/2020 It was observed that the front entry porch stringers were not properly anchored to the porch structure and is not framed per standard building practices. This condition can lead to the stairs coming loose from the frame. It is recommended that the stringers be fastened and framed permanently.



05/07/2020

It was observed that the driveway had large cracks. Cracks in a driveway can allow water to enter and cause further deterioration during freeze thaw cycles. Repairs to the driveway should be considered to prevent further deterioration.



05/07/2020

It was observed that areas where grade slopes toward the foundation existed. Areas where grade slopes toward the foundation can facilitate the entry of groundwater runoff which can lead to damage of the foundation structure and interior finishes. In some cases this can lead to high interior relative humidity which can be conducive to mold growth. It is recommended that these areas be regraded away from the foundation to promote groundwater runoff to move away from the foundation.





05/07/2020

It was observed that decks, wood guardrails and stairs were not painted or stained. Staining and/or painting of decks and wood guardrails and stairs can preserve wood, protecting it from the elements and prolonging life. This will minimize overall maintenance and prevent discoloration. It is recommended that unpainted/unstained decks and wood guardrails and stairs be coated as necessary.



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Foundation

Foundation Wall Material: Block

Overall Foundation Condition (Exterior View) : Acceptable

Overall Foundation Condition (Basement/Crawlspace View) : Limited Visibility Due To Finishes

Foundation Window Well Condition: None

Foundation Windows/Openings: None

Foundation Window Condition: N/A

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Attached Garage

Number of Bays: Two

Visibility Limited: By Stored Items

Floor: Concrete

Floor Condition: Good

Framing Of Walls: Drywall Covered

Automobile Doors: One

Style Of Automobile Doors: Overhead

Lift Cable Condition: Good

Springs Condition: Good

Safety Cable: N/A

Electric Openers: Worked Properly

Photo Electric Device: Worked Properly

Emergency Release Rope : Noted

Man Doors To Exterior: None

Man Door To House Material : Fire Rated

Man Doors Operated : Did Not Self Close

Garage Windows: None

Garage GFCI's: Not Tested, No Power



05/07/2020

It was observed that the garage to house door isn't auto-closing. This condition can allow vehicle fumes, deadly carbon monoxide gas or fire to enter the building. It is Recommended that spring loaded hinges or door closer be installed so the door will close automatically to prevent vehicle fumes or fire from entering building.



05/07/2020

Attached garage receptacles did not have power preventing inspection for proper operation of ground fault circuit interrupter (GFCI) protection. GFCI outlets help prevent electric shocks in areas that may have water present, especially at the exterior. It is recommended that once power is restored, exterior receptacles be reevaluated for properly operating GFCI protection. If GFCI protection is not present, it is recommended that GFCI's be installed as necessary.



05/07/2020

Garage Interior: (The following photos are not included for the purpose of highlighting defects)



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Attic

Attic Access: Hatch
How Attic Was Observed: Walked Through End To End
Roof Construction : Truss
Roof Decking: Plywood
Moisture Penetration : None
Attic Floor Framing: Wood
Attic Floor System: No Floor
Roof Ventilation Visible From Attic: Ridge, Soffit Vents

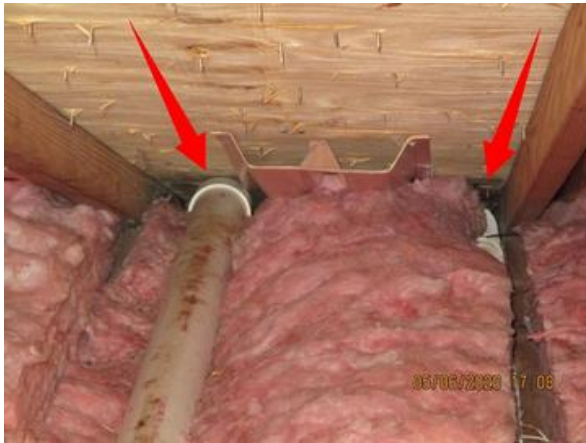
Soffit Vents: Working
Insulation Location: Floor
Insulation Material: Fiberglass Roll/Batt
Adequate Insulation: Yes
Bathroom Vent Ductwork: Noted, Vented To Soffit



05/07/2020

It was observed that a mold-like substance was present in the attic due to a soffit and other pvc vent being exhausted into the soffit area. The mold-like substance area was less than 10sf. Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Areas smaller than 10sf should be cleaned, but do not require professional remediation. Follow the Mold Cleanup Tips and Techniques found on the EPA's website [here](#). If during the performance of this work any concealed mold contamination is uncovered

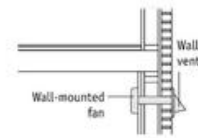
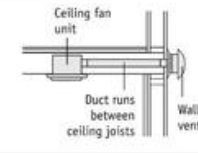
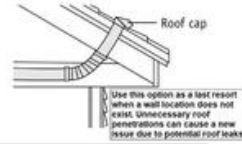
and exceeds 10sf, stop work and call a mold assessor. The vents should be relocated out of the soffit area.



Bathroom Fan Venting



Don't 



Do 



05/07/2020

It was observed that the attic hatch cover was damaged and requires replacement.



05/07/2020

It was observed that an area of roof decking was sagging and separating at the seam. This condition could potentially cause damage to the roof membrane which could potentially lead to a roof leak. It is recommended that the seam be repaired and shored as necessary.



05/07/2020 It was observed that portions of the attic were not covered with adequate insulation thickness. For more information on insulation standards please visit: [Insulation Institute](https://www.insulationinstitute.org/). It is recommended that insulation be installed as necessary.



05/07/2020 Attic Interior: (The following photos are not included for the purpose of highlighting defects)



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Full Bathroom

Bathroom Location: 2nd Floor
Shower: Tub, Shower Combo
Tub: Built-In
Shower/Tub Surround: Plastic
Surround Condition: Good
Sink Count: Single Sink
Sink Type: Vanity
Toilet: Flushed Properly

Toilet Condition: Good
Leaks: None
Flooring: Linoleum
Overall Floor Condition: Fair
Caulking: Needs Repair
Ventilation: Fan
Bathroom GFCI's: Receptacle Not Protected
Functional Flow Test: No Drop in Pressure

Hot Water: Noted



05/07/2020

It was observed that a mold-like substance was present in the full bathroom under the sink. The mold-like substance area was less than 10sf. Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Areas smaller than 10sf should be cleaned, but do not require professional remediation. Follow the Mold Cleanup Tips and Techniques found on the EPA's website at: [EPA](#). If during the performance of this work any concealed mold contamination is uncovered and exceeds 10sf, stop work and call a mold assessor. There did not appear to be an ongoing leak.



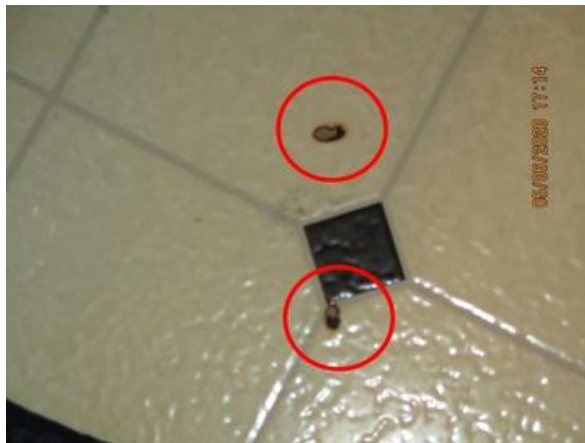
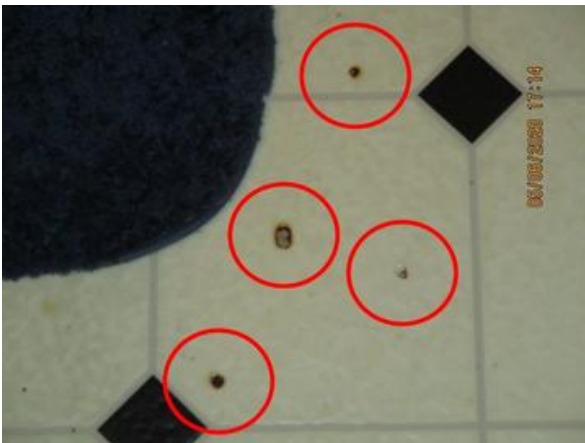
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05/07/2020

It was observed that the full bathroom floor had cigarette burns and requires repair.



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It was observed that the bathroom exhaust fan operated loudly when toggling the wall switch indicating the fan may not be operating properly. The lack of ventilation can prevent the ability to eliminate stale, impure and very humid air thereby decreasing the quality of indoor air and potentially cause moisture buildup which can lead to mildew and other high moisture issues. It is recommended that the bathroom exhaust fan be repaired as necessary.



05/07/2020

It was observed that caulking around bathroom fixtures requires repair. Deteriorated and/or poor caulking can lead to water infiltration into the walls and floors of bathroom areas which can lead to water damage. It is recommended that general caulking maintenance be conducted as necessary.



05/07/2020

Full Bathroom Interior: (The following photos are not included for the purpose of highlighting defects)



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Full Bathroom

Bathroom Location: Basement
Shower: Standing Stall
Tub: None
Shower/Tub Surround: Plastic
Surround Condition: Good
Sink Count: Single Sink
Sink Type: Vanity
Toilet: Flushed Properly

Toilet Condition: Good
Leaks: None
Flooring: Ceramic Tile
Overall Floor Condition: Good
Caulking: Needs Repair
Ventilation: None, Missing
Bathroom GFCI's: Yes, Working
Functional Flow Test: No Drop in Pressure

Hot Water: Noted



05/07/2020

It was observed that a mold-like substance was present in the basement full bathroom under the sink. The mold-like substance area was less than 10sf. Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Areas smaller than 10sf should be cleaned, but do not require professional remediation. Follow the Mold Cleanup Tips and Techniques found on the EPA's website at: [EPA](#). If during the performance of this work any concealed mold contamination is uncovered and exceeds 10sf, stop work and call a mold assessor. There did not appear to be an ongoing leak.



05/07/2020

It was observed that the ceiling in the basement full bathroom appeared to have water damage from above. Water leaks were not discovered, however, it is recommended that the ceiling cavity be explored for possible leaks and/or mold damage. It is recommended that a qualified contractor be contacted for further evaluation and necessary repairs. If during the performance of this work any concealed mold contamination is uncovered and exceeds 10sf, stop work and call a mold assessor.



05/07/2020

It was observed that the fixtures drained slowly. A slow draining fixture can be indicative of a lack of proper plumbing vent and/or a clogged drain. It is recommended that the drain be treated for a clog and if the drain still performs slowly, a qualified plumber be contacted for further evaluation and necessary repairs.



05/07/2020

It was observed that caulking around bathroom fixtures requires repair. Deteriorated and/or poor caulking can lead to water infiltration into the walls and floors of bathroom areas which can lead to water damage. It is recommended that general caulking maintenance be conducted as necessary.



05/07/2020

Full Bathroom Interior: (The following photos are not included for the purpose of highlighting defects)



Laundry

Location: Basement, Photo Included
Washing Machine: Noted
Water/Drain/Electric Connections : Noted
Dryer: Noted
Dryer Connections: Electric
Vented: To Exterior
Dryer Vent Material: Flexible Ribbed Metal
Drain Pipe And Electric Location: Are Safely Distanced



05/07/2020 Laundry Area: (The following photos are not included for the purpose of highlighting defects)



Kitchen

Cabinets: Wood
Overall Cabinet Condition: Functioned Properly
Cabinets Secured to Wall : Yes
Counter Top Material : Plastic Laminate
Counter Tops Secure: Yes
Kitchen Floor Material: Engineered, Laminate Wood
Kitchen Sink: Stainless Steel
Leaks: None

Disposal: None
Range Type: Freestanding Gas/Propane
Oven Type: Freestanding Gas/Propane
Ventilation: Microwave Fan, Vented Inside
Kitchen GFCI's: Yes, Working
Hot Water: Noted



05/07/2020

It was observed that a mold-like substance was present in the kitchen under the sink. The mold-like substance area was less than 10sf. Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Areas smaller than 10sf should be cleaned, but do not require professional remediation. Follow the Mold Cleanup Tips and Techniques found on the EPA's website at <https://www.epa.gov/mold/mold-cleanup-your-home>. If during the performance of this work any concealed mold contamination is uncovered and exceeds 10sf, stop work and call a mold assessor.



05/07/2020

At the time of this inspection the dishwasher appliance was not properly operated and requires cleaning. It is recommended that a qualified technician be contacted for necessary repairs or replacement.



05/07/2020

It was observed that the kitchen sink drained slowly. A slow draining fixture can be indicative of a lack of plumbing vent and/or a drain clog. It is recommended that the drain be treated for a clog and if the drain still performs slowly, a qualified contractor should be contacted for necessary repairs.



05/07/2020

It was observed that there was a leaking trp drain kitchen sink. The trap was currently repaired in a manner that is not consistent with standard building practices. It is recommended that a qualified contractor be contacted for necessary repairs.



05/07/2020

Kitchen Interior: (The following photos are not included for the purpose of highlighting defects)



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General Interior

Ceilings: Drywall
Overall Condition Of Ceilings: Good
Wall Material : Drywall
Overall Condition Of Walls: Good
Floor Coverings: Wall To Wall
Overall Rigidity Of Floors: A Normal Amount Of Bounce
Overall Condition Of Floors: Fair
Interior Door Material: Wood

Overall Condition Of Doors: Fair
Skylights : None
Skylight Leaks: Water Stains Observed
Stair Locations : To Basement, Between Living Levels
Stairs Condition: Acceptable
Overall Interior Operation Of Windows: Performed As Intended
Overall Interior Operation Of Doors: Performed As Intended



05/07/2020

It was observed that the engineered wood flooring at the 1st floor appeared to be in worn condition indicating that the floor surface is approaching the end of its useful life. The wood surface has several gaps, loose boards, missing thresholds, peeling surfaces and puckering due to water damage. The floor likely requires replacement and cannot be repaired. Due to the possibility of these repairs to exceed \$1,500, these repairs as a whole should be considered a substantial defect. It is recommended that a qualified contractor be contacted for necessary repairs.



05/07/2020

It was observed that several interior bedroom doors were damaged and patched in a manner which is inconsistent with standard building practices. Typically hollow core doors require replacement to restore their original aesthetic appearance and can not be patched due to wood grain finish. It is recommended that the doors be replaced as necessary.



05/07/2020

It was observed that a bedroom carpet had a large run at the door threshold and requires repair.



05/07/2020 It was observed that the hallway light fixture was missing a light shade. It is recommended that the light shade be installed for aesthetic purposes only.



05/07/2020 It was observed that paint in the foyer area at crown molding was incomplete. It is recommended that the painting be completed for aesthetic purposes only.



05/07/2020

It was observed that several interior windows operated difficultly. The window frames and sash appeared to be in good condition, however, it is recommended that the windows be greased and/or adjusted as necessary to allow for smooth and easy operation.



05/07/2020

General Interior: (The following photos are not included for the purpose of highlighting defects)



Electrical System

Location Of Main Panel: Basement, Photo Included
Location Of Main Disconnect: Breaker In Panel
Type Of Protection: Circuit Breakers
Service Conductor Material: Aluminum
Main Disconnect Rating: 150 Amp Breaker
Type of Branch Circuit Wiring: Sheathed/Romex
Aluminum Branch Wiring Present: No
Double Tapped Breakers: No

Additional Room: Yes
Missing Covers: No
Grounding Observed To : Exterior Ground Rod
Grounding Connection Feels: Secure
If Grounded to Water Main, Is Meter Jumped: No Meter, Well
Service Size: 150 Amp
Location Of Sub-Panel: Garage, Photo Included
Electrical Receptacle Type: Three Pronged

GFCI's Were Tested: Using A Ground Circuit Tester



05/07/2020

It was observed that electrical receptacles and lighting fixtures were on a single circuit, specifically in the basement full bathroom. Typically, per electrical standards, lighting and powered receptacles are on a separate circuit with lighting designated for 15AMP and receptacles designated for 20AMP circuits. It is recommended that a licensed electrician be contacted for further evaluation.
(No Photo)



05/07/2020

Electrical Panel: (The following photos are not included for the purpose of highlighting defects)



Domestic Water Heater

Water Heater Type: Tank, Photo Included
Energy Source: Propane, Sediment Trap Present
Capacity: 40 Gallons
Safety Relief Valve: Noted
Safety Extension: Noted
Supply Valve: Noted
Drain Discharge To: Floor
Rust or Corrosion: None

Tested Hot Water: Hot Water Was Received At Faucet
Location: Basement



05/07/2020

It was observed that the gas line to the domestic water heater was loose and not anchored to the wall. This condition could allow the gas line to be broken or rupture. It is recommended that the gas line be properly mounted or anchored to the wall to prevent movement in the rigid line.

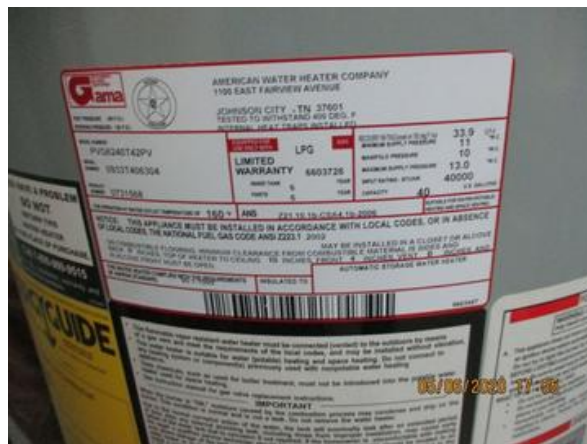


05/07/2020

In general, 120 degrees Fahrenheit is the maximum safe hot water temperature that should be delivered from a fixture. Therefore hot water above 120 degrees Fahrenheit can be considered hazardous. Supply settings that are acceptable for far reaching fixtures may be too hot for closer fixtures. This condition should be verified and mixing valves should be installed as necessary. A mixing valve will allow regulation of difficult fixtures. The user should always reference the user manual for their specific product and adjust the water temperature as necessary.



05/07/2020 Domestic Water Heater: (The following photos are not included for the purpose of highlighting defects)



05/07/2020 Temperature at Fixtures: (The following photos are not included for the purpose of highlighting defects. These photos demonstrate the proper operation of the water heating system.)



Plumbing System

Water Service Type: Private, Well
Main Entry Pipe: Polyethelene
Location Of Main Water Meter : Basement, Photo Included
Location of Main Water Shut-Off: At Storage-Pressure Tank, Photo Included
If Private, Evidence Is : Well Head
Interior Supply Pipes: Copper
With Multiple Fixtures Running: No Drop In Pressure
Main Waste System Pipe: Plastic

Main Waste Line Cleanouts: Noted
Vent Pipe Observed: On Roof
House Trap: Not Observed
Sanitary System Type: Septic System
Well Head Location: Rear Yard, Photo Included
Well Head Sanitary Cap: Yes
Well Type: Drilled
Condition of Well Components: Well Operated Properly At Time Of Inspection



05/07/2020 Well Components: (The following photos are not included for the purpose of highlighting defects)



05/07/2020 Well Head: (The following photos are not included for the purpose of highlighting defects)





05/07/2020 Water Main Shut-Off: (The following photos are not included for the purpose of highlighting defects)



05/07/2020 At the time of this inspection wall and ceiling finishes prevented a full inspection of plumbing pipes including waste pipes, cleanouts and house trap. (No Photo)

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Heating System

Heating System Type: Forced Hot Air, Photo Included
Energy Source: Gas, Sediment Trap Present
Combustion Air Supply: Exterior
Thermostat Was Turned On, The System: Fired And Gave Heat
Emergency Shut Off: On Wall, Photo Included
Flue Pipes: High Efficiency
Boiler Safety Relief Valve: N/A
Safety Extension: N/A

Distribution: Diffusers In Most Rooms
System Location: Basement
Oil Tank Location: Not Observed
Abandoned Oil Tank: Not Observed
Type Of Tank: N/A
Tank Vent Pipe: N/A



05/07/2020 Heating System: (The following photos are not included for the purpose of highlighting defects)



05/07/2020 Furnace Emergency Shut-Off Location: (The following photos are not included for the purpose of highlighting defects)



05/07/2020 Temperature At Diffusers: (The following photos are not included for the purpose of highlighting defects. These images demonstrate proper operation of the heating distribution system.) (Typical acceptable temperatures for heating and cooling are 70F for heating.)



Basement

Basement Access: Stairs From Interior, Walk-Out Doors

Basement Floor: Concrete Slab

Basement Floor Condition: Acceptable

Plumbing Leaks: None

Overall Basement Dampness: Dry

Ventilation: Windows, Doors

Pier/Support Material: Not Visible

Pier/Support Condition: N/A

Floor Drainage: None

Floor (Above) Structure Material: Wood Joists

Insulation Material: Not Visible

Beam Material: Steel

Chimney Located In Basement: None

Chimney Condition: N/A

Evidence Of Underground Fuel Tanks: Not Visible



05/07/2020

It was observed that the basement full bathroom door was damaged. Typically hollow core doors require replacement to restore their original aesthetic appearance and can not be patched due to wood grain finish. It is recommended that the doors be replaced as necessary.



05/07/2020

It was observed that the hallway light fixture was missing a light shade. It is recommended that the light shade be installed for aesthetic purposes only.



05/07/2020 It was observed that the basement carpet had cigarette burns and requires repair.



05/07/2020 Unfinished Basement Interior: (The following photos are not included for the purpose of highlighting defects)



05/07/2020 Finished Basement Interior: (The following photos are not included for the purpose of highlighting defects)



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Radon Air Test

Test Start Date: 5/6/20
Canisters Were Opened At: 6:30PM
Test Completion Date: Not Yet Completed
Canisters Were Sealed At: Not Yet Completed
Results: Will Be Posted Under Separate Cover After Analysis By Laboratory
Location Of Canisters: Basement



05/07/2020 Radon Test Location: (The following photos are not included for the purpose of highlighting defects)



05/07/2020 A radon air test is being conducted on the subject property. The test results will be submitted under separate cover. More information regarding radon can be found at the [EPA's](#) website. (No Photo)

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Radon Water Test

Test Start Date: 5/6/20
Location Of Test: Kitchen Sink
Water Was Sampled: After Running For 10 Minutes
Results: Will Be Posted Under Separate Cover After Analysis By Laboratory



05/07/2020 A radon water test is being conducted on the subject property. The test results will be submitted under separate cover. More information regarding radon can be found at the [EPA's](#) website. (No Photo)

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Wood Destroying Insects

Evidence Noted: None
Type Of Infestation: None
Location Of Evidence: None
Damaged Wood Location: None
Conditions Are Conducive To WDI : No



05/07/2020 It is recommended that a yearly inspection be performed to insure the building does not become infested with wood destroying insects. (No Photo)

Well Yield Test

Test Date: 5/6/20
Gallons Per Minute At Test Start: 5.5 GPM
Total Test Time: 60 Min
Total Gallons Produced By The Well: 194.0 Total Gallons
Average Gallons Per Minute At Conclusion Of Test: 3.23 GPM
Performance: No Reduction In Flow



05/07/2020 Well Yield At Start/Finish: (The following photos are not included for the purpose of highlighting defects)



05/07/2020 During a well yield test we attempt to substantially reduce the flow within the time period of the test to determine insufficient well recovery rate. The average GPM that a well can produce is determined by many factors including, but not limited to pipe sizes, fixture flow rates, pump size and well depth. Since individual demands differ, results that are acceptable for some may not be for others. Per FHA standards, acceptable results require 180 gallons within a 60 min time period. For more information regarding well flow and yield please visit. http://inspectapedia.com/water/Well_Flow_Rate.php (No Photo)



05/07/2020 Bald Eagle Inspection Services protocol for conducting a well yield test: Typically the test is run from an exterior hose bib which supplies water at a maximum of 24 GPM (gallons per minute). The flow meter is attached to the hose bib and water is turned to full capacity for one minute, the one minute GPM capacity is logged. The flow capacity is reduced to between 3 and 4 gallons per minute and confirmed several times over the duration of the test. This flow is maintained for 59 minutes. At the conclusion of the test the total gallons produced is recorded and divided by 60 minutes for total GPM over the duration of the test. If flow of water is substantially reduced or stops, it can be concluded that the well is not capable of producing 3 GPM of water at the time of the test. (No Photo)

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Water Quality Test

Test Date: 5/6/20

Water Test Performed : FHA Long (Total Coliform, Nitrate, Nitrite, Lead, Iron, Maganese, Sodium, pH, Hardness, Turbidity and Alkalinity)

Location Of Test: Kitchen Sink

Screen Was Removed: Yes

Water Was Sampled: After Running For 5 Minutes

Sample Delivered Within : 1 hour

Results: Will Be Posted Under Separate Cover After Analysis By Laboratory



05/07/2020 A water purity test was conducted on the subject property. The test results will be submitted under separate cover. (No Photo)

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Indoor Air Quality (Mold)

Test Date: 5/6/20

Air Test Locations: Exterior Control, Interior



05/07/2020 Air Quality Test Locations: (The following photos are not included for the purpose of highlighting defects)



05/07/2020 An air quality test for the presence of mold was conducted on the subject property. The test results will be submitted under separate cover. (No Photo)

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Septic Inspection

Inspection Date: 5/6/20

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Fire and Carbon Monoxide Safety

Smoke Detectors Noted: Not Functional
Carbon Monoxide Detector Noted: None



05/07/2020 It was observed that smoke detectors were not functional at each level. Smoke detectors are necessary to provide early detection and warning of a fire. It is recommended that fire detectors be installed at each level per fire code. (No Photo)



05/07/2020 It was observed that a CO detector was not located in the home. CO detectors are necessary to provide early detection and warning of high carbon monoxide levels. It is recommended that a CO detector be installed. Please contact your local fire department for assistance in properly locating this device. (No Photo)

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Disclosures



05/07/2020 Concerning mold in a home or building: While we will report any substance that appears to be a mold-like substance and the size of contamination, the only true way to determine if mold is present and the size of the contamination is to perform a mold assessment by a licensed and certified Mold Assessor. Bald Eagle Inspection Services is a New York State Licensed Mold Assessor and can assess for mold under a separate contract for a fee as requested. Any mention of mold in this report should be considered a recommendation to perform a mold assessment. If you have a specific concern regarding mold, you should always consult a NYS licensed and certified Mold Assessor for advice. (No Photo)



05/07/2020 The purpose of this home inspection report is to identify, describe, explain and advise on observations of a home inspection as it relates to safety, operation and condition. A home inspection and its associated report shall not be used in any way to interpret or enforce building codes. If you would like a review of building code, please contact the local building department. (No Photo)



05/07/2020 This home inspection is a visual non-intrusive inspection. Please be advised, during the time of this visual inspection, furniture and/or stored items obstructed view of wall elevations, floor areas and components preventing a full inspection of some areas. (No Photo)



05/07/2020 The wording and formatting of this report is protected by 2020 copyright law (C). All wording and formatting of this report is property of Bald Eagle Inspection Services, LLC. Plagiarism of any wording or formatting of this report is taken seriously and is not acceptable without the expressed written consent of Bald Eagle Inspection Services, LLC. Written content and formatting is considered intellectual property of Bald Eagle Inspection Services, LLC. Any use of this intellectual property must be properly cited as (property of Bald Eagle Inspection Services, LLC - (518) 488-2538) ALL RIGHTS RESERVED. (No Photo)

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This inspection is a visual non-intrusive inspection that is in accordance with the current New York State Standards of Practice posted at http://www.dos.ny.gov/licensing/homeinspect/hinspect_ethics.html.

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