

## Client

### SAMPLE REPORT

**1 Sample Report Road**

**Saratoga Springs, NY 12866**

**HIN™:** 128662221

**Email:** [baldeagleinsp@gmail.com](mailto:baldeagleinsp@gmail.com)

**Inspection Date:** 08-22-2020



## 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 and a few complicated repairs. 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.

The inspected home was of early 1800's structure renovated to modern construction standards with no visible alterations to the existing foundation. Homes with existing structure of this age may exhibit many architectural components that are out of plumb, unlevel and uneven. Some of these conditions may be considered characteristic of a structure of this age. Structural defects may be limited to condition, operation or safety as accurately as possible.

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 were no substantial defects 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>.

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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## Report Summary

## Detached Garage



08/24/2020

It was observed that no ground fault circuit interrupter (GFCI) outlets are installed in the garage. GFCI outlets help prevent electric shocks in areas that may have water present. Garages are typically included under this criteria. It is recommended that GFCI outlets be installed in the garage area.

## Master Bathroom



08/24/2020

It was observed that no ground fault circuit interrupter (GFCI) outlets are installed. GFCI outlets help prevent electric shocks in areas that may have water present. It is recommended that a licensed electrician be contacted to evaluate and make repairs as necessary, especially over counter tops and around sinks.

## Attic



08/24/2020

It was observed that an electrical cover was missing in the attic. Electrical covers protect from the risk of shock, especially for younger children. It is recommended that electrical covers are installed.

## Foundation



08/24/2020

It was observed that stone veneer covering on the exterior foundation was loose at some locations and requires reattachment.

## Detached Garage



08/24/2020

It was observed that the detached garage exterior walls were missing integral and very important counter flashing at rim boards and any protruding features such as window and door heads and upper band boards. This condition is the likely result of water inside the structure. It is recommended that a counter flashing be installed at the rear over sized concrete slab that projects from the rear of the structure.

## Master Bathroom



08/24/2020

It was observed that there was missing caulk around bathroom fixtures. Missing caulk may allow water penetration to effect adjacent areas and may cause further damage. It is recommended that caulk be installed and maintained as necessary.



08/24/2020

It was observed that the master bathroom marble backslash was damaged and requires proper repair.

## Electrical System



08/24/2020 It was observed that the electrical panel cover was missing several fasteners. It is recommended that the missing fasteners be installed.

## Plumbing System



08/24/2020 It was observed that the water meter and main shut-off could not be accessed due to a fixed wall panel. It is recommended that the fixed panel be made removable.

## Basement



08/24/2020 It was observed that a door in the basement was missing a hardware set and was unfinished. It is recommended that the hardware set be installed and the door jambs be finished.

## Exterior Walls



08/24/2020 As with the detached garage, it was observed that the detached garage exterior walls were missing integral and very important counter flashing at rim boards and any protruding features such as window and door heads and upper band boards. No water was observed on the interior. It is recommended that a counter flashing be installed as necessary.

## Half Bathroom



08/24/2020 It was observed that the half bathroom had a light switch that was not operating a fixture. It is possible that the switch is roughed in for a future vanity light. It is recommended that the purpose of the light switch be discussed with the current homeowner.

## Laundry



08/24/2020 It was observed that a pipe was protruding from the floor behind the laundry equipment. the purpose of the pipe could not be identified, however, it is possible that the drain on the washing machine is not hooked up. It is recommended that the drain pipe be discussed with the current homeowner.

## Basement



08/24/2020 It was observed that the basement was a finished area with only one means of egress. Typically, occupiable basements must have two means of egress/exit if the space is able to be used as living area, even if the space is not "listed" as livable on real-estate data. This is to provide two options of escape in the event of an emergency. The intent is to keep you and your loved ones safe by requiring a means of egress in basement level living spaces. The reason for needing an additional means of egress are twofold; to allow for an additional exit in case of an emergency, and to provide additional access for a firefighter to gain entrance. If you intend on occupying the basement area as living space and would like a review of building code, please contact the local building department. (No Photo)

# Full Report

## General Information

**NYS License Number:** 16000074921  
**Present At Inspection:** Buyer, Realtor  
**House Is:** Occupied  
**Type Of Structure:** Townhouse  
**Weather Condition:** Cloudy  
**Temperature:** Warm  
**Foundation:** Full Basement  
**Excluded From Inspection :** Sprinkler System, Fire Alarm System

**House Number:** Clearly Seen From Street  
**Overview:** City Road



08/23/2020	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)
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08/23/2020	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)
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08/23/2020	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)
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08/23/2020	It was observed that several areas of underlying structure were out of plumb, uneven or unlevel. As per the Report Header, these conditions may be characteristic of the underlying original structure. Physical defects were not observed due to coverings and finishes. This condition is being written to document and verify that these conditions have been observed during the home inspection process. The conditions should be reviewed with the homeowner and considered carefully. If concerns are verified, it is recommended that a licensed New York State Professional Engineer be contacted for further evaluation and identification of potential repairs. Please be advised, photograph illustrations may be slightly exaggerated to identify the areas of concern. The locations
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should be observed in the field.



08/24/2020

Please be advised that at the time of inspection an existing sprinkler system and fire alarm system was present on the property. It is recommended that a qualified contractor who is familiar with these systems and their operation be contacted for further evaluation and inspection. These items are accessories of the main structure and are excluded per NYS standards of practice.



## Roof & Ventilation

**Roof Inspection Method:** From Ground  
**Roof Type:** Gable  
**Roofing Material:** Architectural Shingles  
**Roof Defects Observed:** None  
**Roof Penetrations:** None  
**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 :** No Ventilation Visible From Exterior

## Exterior Walls

**Exterior Wall Covering Material:** Fiber Cement  
**Overall Condition Of Exterior Wall :** Good  
**Trim Material:** Fiber Cement  
**Overall Trim Condition:** Good  
**Overall Exterior Condition Of Windows:** Good  
**Overall Exterior Condition Of Doors:** Good  
**Electrical Service Type:** Underground  
**Drip Loop Present:** N/A

**Meter Amperage:** 200 Amp  
**Electric Meter Set Properly:** Yes, Photo Included  
**High Efficiency Piping:** Oriented Properly  
**Exterior GFCI's:** Yes, Working



08/24/2020

As with the detached garage, it was observed that the detached garage exterior walls were missing integral and very important counter flashing at rim boards and any protruding features such as window and door heads and upper band boards. No water was observed on the interior. It is recommended that a counter flashing be installed as necessary.





08/23/2020 Exterior Elevations: (The following photos are not included for the purpose of highlighting defects)



08/23/2020 Electrical Meter: (The following photos are not included for the purpose of highlighting defects)





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## Exterior Grounds

**Landscaping Too Close To House :** No  
**Overall Grading Within 6 Foot Of House:** Level  
**Overall Grading Beyond 6 Foot Of House:** Level  
**Driveway:** Asphalt  
**Driveway Condition:** Good  
**Walkway To Front Entry Material :** Asphalt  
**Walkway Condition:** Good  
**Patio Material:** Pavers

**Patio Location:** Rear Of House  
**Patio Condition:** Good  
**Deck/Porch Location:** Front And Rear Of House  
**Overall Deck/Porch Condition :** Good  
**Guardrail Condition:** Good  
**Handrail Condition:** Good  
**Overhead Wires Threatened:** N/A



08/24/2020 Enclosed Porch Interior: (The following photos are not included for the purpose of highlighting defects)



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## Foundation

**Foundation Wall Material:** Stone Veneer Covered Concrete  
**Overall Foundation Condition (Exterior View) :** Good  
**Overall Foundation Condition (Basement/Crawlspace View) :** Limited Visibility Due To Finishes  
**Foundation Window Well Condition:** None  
**Foundation Windows/Openings:** Vinyl  
**Foundation Window Condition:** Good



08/24/2020 It was observed that stone veneer covering on the exterior foundation was loose at some locations and requires reattachment.



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## Detached Garage

**Roof Inspection Method:** From Ground  
**Roof Type:** Gable  
**Roof Material:** Metal  
**Roof Defects Observed:** None  
**Roof Penetrations:** None  
**Gutter Condition:** None  
**Downspout Condition:** N/A  
**Gutter Extensions:** N/A

**Overall Condition Of Exterior Wall:** Good  
**Trim:** Fiber Cement  
**Overall Trim Condition:** Good  
**Exterior View of Windows:** Good  
**Exterior View of Doors:** Good  
**Foundation Wall Material:** Not Visible  
**Overall Foundation Condition:** Not Visible  
**Number of Bays:** One

**Chimney Location:** None  
**Spark Arrester/Rain Cap:** N/A  
**Chimney Material:** N/A  
**Flue Noted:** N/A  
**Roof Ventilation:** None  
**Flashing Defects:** None  
**Skylights:** None  
**Exterior Wall Covering Material:** Fiber Cement

**Sub Panel:** None

**Visibility Limited:** No  
**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:** One  
**Man Doors Operated:** Easily  
**Windows:** None  
**GFCI's:** Receptacle Not Protected



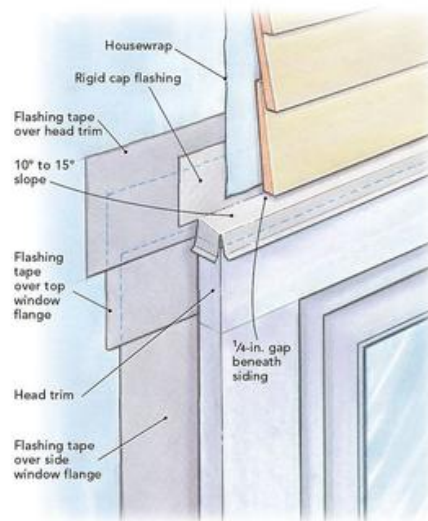
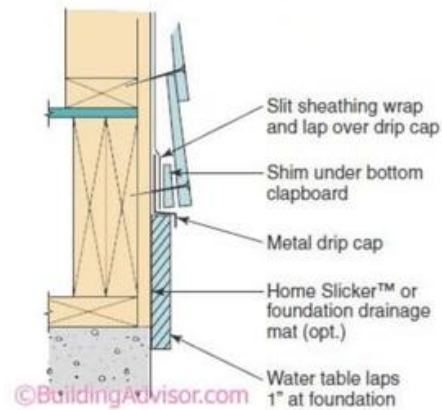
08/24/2020

It was observed that no ground fault circuit interrupter (GFCI) outlets are installed in the garage. GFCI outlets help prevent electric shocks in areas that may have water present. Garages are typically included under this criteria. It is recommended that GFCI outlets be installed in the garage area.



08/24/2020

It was observed that the detached garage exterior walls were missing integral and very important counter flashing at rim boards and any protruding features such as window and door heads and upper band boards. This condition is the likely result of water inside the structure. It is recommended that a counter flashing be installed at the rear over sized concrete slab that projects from the rear of the structure.



08/24/2020

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





08/24/2020 Detached Garage Interior: (The following photos are not included for the purpose of highlighting defects)





## Attic

**Attic Access:** Hatch  
**How Attic Was Observed:** From Hatch  
**Roof Construction :** Not Visible  
**Roof Decking:** Not Visible  
**Moisture Penetration :** Not Visible  
**Attic Floor Framing:** Wood  
**Attic Floor System:** Fully Floored  
**Roof Ventilation Visible From Attic:** No Ventilation Visible From Attic

**Soffit Vents:** None  
**Insulation Location:** Roof  
**Insulation Material:** Spray Foam  
**Adequate Insulation:** Yes  
**Bathroom Vent Ductwork:** Not Visible



08/24/2020 It was observed that an electrical cover was missing in the attic. Electrical covers protect from the risk of shock, especially for younger children. It is recommended that electrical covers are installed.



08/24/2020 Attic Crawlspace Interior: (The following photos are not included for the purpose of highlighting defects)



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## Master Bathroom

**Shower:** Tub, Shower Combo  
**Tub:** Built-In  
**Shower/Tub Surround:** Ceramic Tile  
**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:** Intact  
**Ventilation:** Fan, Could Not Determine If Vented To Exterior  
**Bathroom GFCI's:** Yes, Working  
**Functional Flow Test:** No Drop In Pressure  
**Hot Water:** Noted



08/24/2020

It was observed that there was missing caulk around bathroom fixtures. Missing caulk may allow water penetration to effect adjacent areas and may cause further damage. It is recommended that caulk be installed and maintained as necessary.



08/24/2020 Master Bathroom Interior: (The following photos are not included for the purpose of highlighting defects)



## Master Bathroom

**Shower:** Tub, Shower Combo  
**Tub:** Built-In  
**Shower/Tub Surround:** Ceramic Tile  
**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:** Not Observed, No Defect  
**Ventilation:** Fan, Could Not Determine If Vented To Exterior  
**Bathroom GFCI's:** Yes, Working  
**Functional Flow Test:** No Drop In Pressure  
**Hot Water:** Noted



08/24/2020 Master Bathroom Interior: (The following photos are not included for the purpose of highlighting defects)



## Master Bathroom

**Shower:** Standing Stall  
**Tub:** None  
**Shower/Tub Surround:** Ceramic Tile  
**Surround Condition:** Good  
**Sink Count:** Double Sink  
**Sink Type:** Vanity  
**Toilet:** Flushed Properly  
**Toilet Condition:** Good

**Leaks:** None  
**Flooring:** Ceramic Tile  
**Overall Floor Condition:** Good  
**Caulking:** Not Observed, No Defect  
**Ventilation:** Fan, Could Not Determine If Vented To Exterior  
**Bathroom GFCI's:** Receptacle Not Protected  
**Functional Flow Test:** No Drop In Pressure  
**Hot Water:** Noted



08/24/2020

It was observed that no ground fault circuit interrupter (GFCI) outlets are installed. GFCI outlets help prevent electric shocks in areas that may have water present. It is recommended that a licensed electrician be contacted to evaluate and make repairs as necessary, especially over counter tops and around sinks.



08/24/2020

It was observed that the master bathroom marble backslash was damaged and requires proper repair.



08/24/2020 Master Bathroom Interior: (The following photos are not included for the purpose of highlighting defects)





## Half Bathroom

**Half Bath Location:** 1st Floor  
**Sink Type:** Vanity  
**Toilet:** Flushed Properly  
**Toilet Condition:** Good  
**Leaks:** None  
**Flooring:** Wood  
**Overall Floor Condition:** Good  
**Caulking:** Not Observed, No Defect

**Ventilation:** Fan, Could Not Determine If Vented To Exterior  
**Bathroom GFCI's:** Yes, Working  
**Functional Flow Test:** No Drop In Pressure  
**Hot Water:** Noted



08/24/2020

It was observed that the half bathroom had a light switch that was not operating a fixture. It is possible that the switch is roughed in for a future vanity light. It is recommended that the purpose of the light switch be discussed with the current homeowner.



08/24/2020

Half Bathroom Interior: (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 :** Granite  
**Counter Tops Secure:** Yes  
**Kitchen Floor Material:** Wood  
**Kitchen Sink:** Porcelain Over Metal  
**Leaks:** None

**Disposal:** None  
**Range Type:** Freestanding Gas/Propane  
**Oven Type:** Freestanding Gas/Propane  
**Ventilation:** Fan, Vented Outside  
**Kitchen GFCI's:** Yes, Working  
**Hot Water:** Noted  
**Appliances:** All Appliances In Working Order



08/24/2020 Kitchen Interior: (The following photos are not included for the purpose of highlighting defects)



08/24/2020 Kitchen Appliances: (The following photos are not included for the purpose of highlighting defects. These photos demonstrate the proper operation of the kitchen major appliances.)





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## Fireplace

**Fireplace Material:** Insert  
**Fireplace Location:** Living Room, Photo Included  
**Inspected:** Operated With Switch And Ignited  
**Damper:** None, Fireplace Insert  
**Interior Flue Liner :** Fireplace Insert With Siding Exhaust Vent



08/24/2020 Fireplace: (The following photos are not included for the purpose of highlighting defects)



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## Laundry

**Location:** 2nd Floor, 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



08/24/2020

It was observed that a pipe was protruding from the floor behind the laundry equipment. the purpose of the pipe could not be identified, however, it is possible that the drain on the washing machine is not hooked up. It is recommended that the drain pipe be discussed with the current homeowner.



08/24/2020

Laundry Area: (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:** Good  
**Interior Door Material:** Wood

**Overall Condition Of Doors:** Good  
**Skylights :** None  
**Skylight Leaks:** None  
**Stair Locations :** To Basement, Between Living Levels  
**Stairs Condition:** Good  
**Overall Interior Operation Of Windows:** Performed As Intended  
**Overall Interior Operation Of Doors:** Performed As Intended



08/24/2020

It was observed that the entry door to the basement area needs a small amount of touch-up paint at the jam area for aesthetic purposes only.



08/24/2020

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









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## 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:** 200 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:** Can't Determine

**Service Size:** 200 Amp

**Location Of Sub-Panel:** None

**Electrical Receptacle Type:** Three Pronged

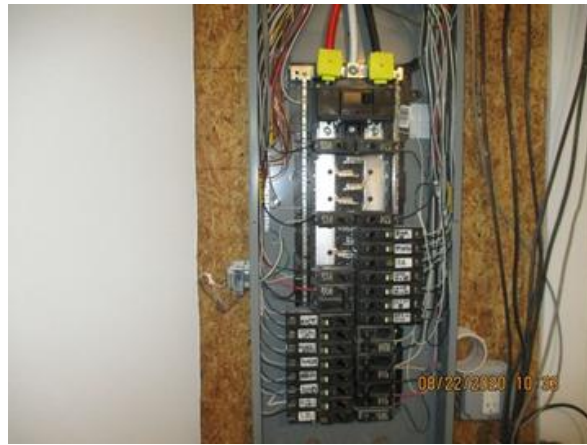
**GFCI's Were Tested:** Using A Ground Circuit Tester



08/24/2020 It was observed that the electrical panel cover was missing several fasteners. It is recommended that the missing fasteners be installed.



08/24/2020 Electrical Panel: (The following photos are not included for the purpose of highlighting defects)



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## Domestic Water Heater

**Water Heater Type:** Tank, Photo Included  
**Energy Source:** Electricity  
**Capacity:** 80 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



08/24/2020 Domestic Water Heater: (The following photos are not included for the purpose of highlighting defects)



08/24/2020 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.)







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## Plumbing System

**Water Service Type:** Public  
**Main Entry Pipe:** Not Visible  
**Location Of Main Water Meter :** Not Visible  
**Location of Main Water Shut-Off:** Not Visible  
**If Private, Evidence Is :** N/A  
**Interior Supply Pipes:** Pex  
**With Multiple Fixtures Running:** No Drop In Pressure  
**Main Waste System Pipe:** Plastic

**Main Waste Line Cleanouts:** Noted  
**Vent Pipe Observed:** Not Visible  
**House Trap:** Not Observed  
**Sanitary System Type:** Sewer  
**Well Head Location:** N/A  
**Well Head Sanitary Cap:** N/A  
**Well Type:** N/A  
**Condition of Well Components:** N/A



08/24/2020

It was observed that the water meter and main shut-off could not be accessed due to a fixed wall panel. It is recommended that the fixed panel be made removable.



08/24/2020

Main Sanitary Penetration: (The following photos are not included for the purpose of highlighting defects)





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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:** Attached To Unit, 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



08/24/2020 Heating System #1-#2: (The following photos are not included for the purpose of highlighting defects)



08/24/2020 Furnace Emergency Shut-Off Location #1-#2: (The following photos are not included for the purpose of highlighting defects)



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## Air Conditioner

**Central Cooling:** Central Air  
**A/C Type:** Split System  
**Status:** In Use During Inspection  
**A/C Energy Source:** Electric  
**Conditioned Air:** Felt Cool  
**A/C Compressor Condition:** Good  
**A/C During Operation:** Normal  
**A/C Compressor Air Discharge:** Warm

**A/C Low Pressure Refrigerant Line:** Insulated  
**A/C Pad Condition:** Composite, Good Condition  
**A/C Electrical Disconnect:** Noted, Good Condition

08/23/2020 A/C Compressor #1-#2: (The following photos are not included for the purpose of highlighting defects)



08/23/2020 Temperature At Diffusers: (The following photos are not included for the purpose of highlighting defects. These images demonstrate proper operation of the cooling distribution system.) (Typical acceptable temperatures for heating and cooling are 70F for heating.)









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## **Basement**

**Basement Access:** Stairs From Interior  
**Basement Floor:** Concrete Slab  
**Basement Floor Condition:** Good  
**Plumbing Leaks:** None  
**Overall Basement Dampness:** Some Signs Of Moisture  
**Ventilation:** Windows  
**Pier/Support Material:** Not Visible  
**Pier/Support Condition:** N/A

**Floor Drainage:** Sump Pump, Photo Included  
**Floor (Above) Structure Material:** Not Visible  
**Insulation Material:** Not Visible  
**Beam Material:** Not Visible  
**Chimney Located In Basement:** Not Visible  
**Chimney Condition:** N/A  
**Evidence Of Underground Fuel Tanks:** Not Visible



08/24/2020

It was observed that a door in the basement was missing a hardware set and was unfinished. It is recommended that the hardware set be installed and the door jambs be finished.



08/24/2020

It was observed that the basement was a finished area with only one means of egress. Typically, occupiable basements must have two means of egress/exit if the space is able to be used as living area, even if the space is not "listed" as livable on real-estate data. This is to provide two options of escape in the event of an emergency. The intent is to keep you and your loved ones safe by requiring a means of egress in basement level living spaces. The reason for needing an additional means of egress are twofold; to allow for an additional exit in case of an emergency, and to provide additional access for a firefighter to gain entrance. If you intend on occupying the basement area as living space and would like a review of building code, please contact the local building department. (No Photo)



08/24/2020

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



08/24/2020

During the time of this inspection, visibility was limited in the basement due to floor, wall and ceiling coverings/finishes preventing a full inspection of structural components, assemblies and foundation walls. (No Photo)



08/24/2020

Sump Pump: (The following photos are not included for the purpose of highlighting defects)



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## Radon Air Test

**Test Start Date:** 8/22/20

**Canisters Were Opened At:** 11:30 AM

**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



08/24/2020

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)



08/24/2020

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



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## Fire and Carbon Monoxide Safety

**Smoke Detectors Noted:** On Each Floor

**Carbon Monoxide Detector Noted:** Yes



08/24/2020

It is recommended that all smoke and CO detectors be replaced upon successful purchase of the home. Replacing inoperable, old, and existing smoke and CO detectors as necessary, and installing additional smoke and CO detectors as necessary is always a good idea when purchasing an unfamiliar home. For more information on smoke detectors visit [National Fire Protection Agency](#). (No Photo)

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## Disclosures



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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)



08/24/2020

Please be advised, although a home inspection is intended to identify defects as they relate to condition, operation or safety as accurately as possible, some items may be unintentionally overlooked. If any items come to your attention that may have been excluded from this report or reported inaccurately, please contact me immediately and I will be happy to reinspect those items at no additional cost. (No Photo)



08/24/2020

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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](http://www.dos.ny.gov/licensing/homeinspect/hinspect_ethics.html).