

Todd & Zarina XXXXXXXXXXXX
2620 XXXXX Street
Endwell, NY 13760

Inspection Address: 21 Azalea Drive
Apalachin, NY

Report Number: IDC901

Dear Mr. & Mrs. XXXXXXXXXXXX:

At your request, an inspection of the above property was performed on October 6, 2010. BaP Architectural Services is pleased to submit the enclosed report. This report is a professional opinion based on a visual observation of the accessible components of the property. This report is not an exhaustive technical evaluation.

Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI®) prohibit us from making any repairs or referring any contractors. We are not associated with any party to the transaction of this property, except as may be disclosed to you.

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THE PROPERTY IN PERSPECTIVE

This is a well built four-five+ year old two-story single family home with an attached garage. The home contains 3262 square feet (as per Architects drawings) of heated living space with a full Basement of high ceilings and was constructed with a Poured Concrete Foundation. It has 4 Bedrooms and 2 ½ bathrooms, a Great Room with Fireplace and a 2 Car garage attached with a Media Room above. The home is of vinyl Siding and trim with a Full Front Porch and a Screened in back Porch.

All components designated for inspection in the ASHI® Standards of Practice, adopted January 1, 2000, are inspected, except as may be noted within this report.

Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, or items and systems inspected. The inspection and report should not be relied on as such. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. BaP Architectural Services is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, mold, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances. We are not licensed Pest Control Inspectors and therefore this is outside the scope of this inspection (only a state licensed pest control inspector can legally inspect for these conditions). The client is urged to contact a competent specialist if information, identification or testing of the above is desired.

The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract.

Please refer to the inspection contract for a full explanation of the scope of the inspection.

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This inspection report shall not be transferred or relied upon by any other person or company without the written consent of BaP Architectural Services.

GROUNDS:

The lot drainage appeared to be conducting the surface water away from the building. Ponding may occur in the front yard at the Landscaped areas low point.

The Asphalt driveway and Concrete walkways are in good condition.

The Landscaped Paver walkway is in good condition.

The landscaping is considered good quality and appears to be in fine shape.

One bush appears to be falling over in the back yard area.

The exterior Porches and Decks are in good condition.

The Concrete Patio in the back yard shows no signs of failure and appears to be in good condition.

The Landscaped Block retaining Walls are in good condition.

EXTERIOR STRUCTURE:

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items that are within the attic, underground or contained inside walls, concrete slabs, or other closed portions of the building, or otherwise concealed by fixtures, appliances, furnishings, personal property, and/or vegetation).
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Leakage can develop at any time and may depend on rain intensity and/or wind direction.
- Roof inspection may be limited by the type of roof coverings, access, roof condition, weather, etc.

The Home is a Gable Roof design with several Valleys; Roof appears to be straight and in good condition.

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The Roof Covering and its components appear to be in good condition. No visible leaks were observed.

Plumbing vents appeared to be properly installed.

Aluminum Gutters and Downspouts appeared to be in good condition and tightly fitted to Facia's. *Downspouts appear to be undersized and there does not appear to be enough of them to handle the drainage and its runoff. We recommend careful watch of them and suggest the installation of larger downspouts to take the place of the present undersize pieces if it is found that they are not handling the runoff.*

Homes framing appears to be plumb and straight.

Vinyl Siding and trim appears to be straight and tight.

Garage Door on north end has been creased and is noticeable. This is a cosmetic condition and repair is optional.

Garage floor slab has several temperature and settlement cracks leading from the floor drains to the exterior walls. *If the slab has reinforcement placed in it, we recommend repair of the cracks.* If no reinforcement is found, many slabs can be useful for a long period of time. It depends on temperature changes and the amount of use the space gets. The only solution to repairs of the unreinforced cracked slab would be to replace it with a reinforced slab that would include control joints spaced in accordance to generally accepted standards.

All Windows are of the Energy Efficient Low 'E' type Andersen and are in good condition.

All Exterior Doors are of the Energy Efficient Insulated type by Therma-Tru and are weatherstripped and in good condition.

INTERIOR:

- Furniture, storage and/or wall hangings are not moved to permit inspection and may conceal defects.
- Carpeting, window treatments, paint, wallpaper, and other finish treatments are not inspected.

Overall, the interior finishes of the home are in better than average condition.

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Minor flaws and cracks were noted in various locations of the interior. The cracking does not appear to be the result of a structural failure. Repairs will be necessary in some areas before new paint is applied.

The floors of the home appear to be level and walls appear to be plumb.

Interior doors in various locations appear to be in good condition. **However the door in Bedroom 3 conflicts with the Closet door and has a large scratch across it. Needs repair. The interior door on the First Floor powder room squeaks. Needs to be lubricated. The interior door at the front Hall Closet does not latch. Need to adjust Striker plate.**

The kitchen sink base cabinet door is becoming loose and out of alignment. **Hinges need tightening.**

Stairwells at each level appear to be in good condition and meet stair geometry.

Did not find Floor Drains in the Basement. Basement appears to be Dry.

APPLIANCES:

As prescribed in the inspection contract, this is a visual inspection only. The appliances are inspected only to determine the presence of connected fuel supplies, water and drainage piping, where applicable. Appliances are not moved and may conceal defects. BaP Architectural Services makes no representation as to the effectiveness of appliances or guarantee of their continued operation.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, an appliance could malfunction at any time (including the day after taking possession of the home). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- The inspection of appliances does not include confirmation of thermostat calibration or the operation/function of clocks, timers, or indicator lights.
- The inspection of the dishwasher is limited to a visual of the unit's use. It is not run a full cycle.
- Washing machines and clothes dryers are considered personal property and are not inspected.

The appliances are considered to be in good condition.

The hood and cooktop are nearly new and should have many years of serviceable life.

The dishwasher, refrigerator and disposal are nearly new and should have many years of serviceable life.

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- **Safety Issue:** The vinyl clothes dryer exhaust vent pipe found should be replaced. Vinyl and/or foil ducting will burn.

The Consumer Product Safety Commission estimates there are 24,000 clothes dryer fires each year in the United States. It is believed many of these incidents could be eliminated by using more durable and efficient venting systems. Metal venting resists crushing better than vinyl or foil, allowing the air and lint to be carried out of the system. Furthermore, reduced airflow from build-up or crushing can cause overheating and wear out the clothes and the appliance faster. Lint accumulation and reduced exhaust airflow feed on each other to provide conditions ripe for a fire. Lint is highly combustible.

Decreased airflow causes overheating of the exhaust environment, demanding excessive cycling of the high temperature limit switch and eventual failure. If clothes are taking a long time to dry or come out hotter than normal, or if the vent hood flapper doesn't open, maintenance is needed.

Here are actions available to minimize the potential for dryer fires, even before the warning signs show up: Avoid kinking or crushing the exhaust vent piping to make up for installation in close quarters. This only restricts airflow further. Minimize the length of exhaust duct; it should never exceed 25 feet.

ELECTRICAL:

- A representative sampling of outlets and light fixtures were tested. Concealed electrical components could not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring systems, antennae, computer wiring, satellite or cable TV systems and/or other components that are not part of the primary electrical power distribution system.
- Fire sprinklers, smoke alarms/detectors and carbon monoxide detectors are not inspected or tested.

The size of the electrical service is sufficient for typical single family needs.

The electrical panel is well arranged and all breakers are properly sized.

The electrical system is in good order. The distribution of electricity is good.

Dedicated 220-volt circuits have been provided for all 220-volt appliances.

All outlets and light fixtures that were tested operated satisfactorily.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas. These devices are extremely valuable, as they offer an extra level of shock protection.

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The exterior light fixtures are not sealed where they abut the exterior finishes of the home. Typically, exterior light fixtures are installed with a weatherproof gasket or caulked where they abut the exterior finishes.

The kitchen should have included the installation of GFCI outlets above the countertop and at all locations within six feet of a water source. It was unclear whether the outlets above the sink area are wired directly to a GFCI circuit.

[Recommendation: First verify than Wire those outlets to a GFCI circuit nearby.](#)

Ground fault circuit interrupters (GFCI) are required at all garage outlets since 1978 (except dedicated appliance circuits). Have circuits tested by a reputable electrician and be sure all garage outlets are on a proper GFCI Circuit.

MECHANICAL:

The furnace is estimated to be 4-5 years old. The typical life cycle is 20-25 years.

The heating system is in good condition.

The heating system is controlled by a thermostat.

Insulation was placed in the home to meet the Energy Conservation Code requirements as noted on the Architects Plans.

All Bathroom Fans are in good working order.

Attic ventilation is provided by vent a ridge and soffit venting at eaves.

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed. No destructive tests are performed.

The piping systems within the home, for both water supply and waste, are good quality systems. The plumbing systems are in good condition.

The water pressure supplied to the fixtures is good.

The plumbing fixtures appear to have been well maintained.

The water heater is nearly new. As the typical life expectancy of water heaters is 9 -15 years, this unit should have many years of remaining life.

The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

Note: Central Vacuum hose outlets were installed and never hooked up. Previous owners decided not to foot the expense at that time. Piping is exposed in the Basement.

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We would like to take this opportunity to thank you in advance to investigate and supply this Home Inspection Report to you and hope that you have a speedy closing for the property in question.

If you should have any questions about this report or the content within, please do not hesitate to contact our office.

Sincerely Yours,
BaP Architectural Services

XXXXXXXXXXXXXXXXXXXX, Inspector
Job No. IDC901
Bap/BAP on file