



- Safety
- Money
- Repair
- Maintenance
- Evaluate
- Monitor
- Comment



Client

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Inspection Date: 08-13-2016

Inspector

MLS-Saratoga Home Inspections
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Welcome and thank you for choosing MLS-Saratoga Home Inspections.
This report is designed to be as thorough as possible, but also clear and concise.

This is a visual non intrusive inspection. No destructive testing or dismantling of building components is performed. It is the goal of the inspection to put the home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspected should not be considered a guarantee or warranty of any kind.

If you have any questions please call us at (518) 330-2004

Table of Contents

[General Information](#)

[Roof & Ventilation](#)

[Exterior Walls](#)

[Exterior Grounds](#)

[Attached Garage](#)

[Master Bathroom](#)

[Main Bathroom](#)

[Half Bathroom](#)

[General Interior](#)

[Kitchen](#)[Laundry](#)[Heating System](#)[Air Conditioner](#)[Domestic Water Heater](#)[Electrical System](#)[Plumbing System](#)[Basement](#)[Safety Concerns](#)

— Report Summary

Attached Garage



08/13/2016

Garage-house door isn't auto-closing. Recommend installing hinges with springs or an automatic door closing device so door closes automatically to prevent vehicle fumes from entering building.

Basement



08/13/2016

No handrail noted on basement steps. This is a safety hazard and may lead to serious injury. Recommend repair by a qualified contractor.

Exterior Walls



08/13/2016

High efficiency pipes are too close together and both angled down. This could allow a back draft of carbon monoxide into dwelling. Recommend a qualified contractor repair as necessary.

Laundry



08/13/2016

The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. For more information on dryer safety issues, see <http://www.cpsc.gov/CPSPUB/PUBS/5022.html>.

Exterior Grounds



08/13/2016

The support pad for the A/C compressor is out of level. This can lead to unbalanced loads for any motors or fans, Possibly causing the premature wear of belts an/or bearings in the compressor motor. Recommend a qualified contractor evaluate and make necessary repairs.

Main Bathroom



08/13/2016

Noted the shower head was pulled away from the wall. This could allow water getting behind the shower wall. Recommend having a qualified contractor repair as necessary.

Roof & Ventilation



08/13/2016

Gutters had extensions, but they were not long enough to get water away from the foundation. Recommend a qualified contractor install gutter extensions.

— Full Report

General Information

Overview: Quiet residential neighborhood

Inspector: Chris Sorell

Start time: 9:30 AM

End time: 11:30 AM

Present at inspection: Owner

House is:: Occupied

Age of house: 9 Years Old
Type of house: 1 family house

Weather condition: Clear
Temperature: Hot
Ground Condition: Wet
Foundation: Basement
Excluded from inspection: Shed
Excluded from inspection: Pool
Excluded from inspection: Attic
House Number: Clearly seen from street



08/13/2016 Numerous wall, floor and other surfaces were obscured by furniture and/or stored items, preventing a full evaluation of some areas.



08/13/2016 General Pictures





08/17/2016

This is not a code inspection. This is a visual non intrusive home inspection. This home inspection will simply point out areas of possible concern or that may need repair or further evaluation. Any questions regarding code need to be directed to the city, town or municipality.



08/17/2016

Concerning mold in a home / building. While we will report any substance that appears to be mold, the only true way to determine if mold is present is to have a mold company/specialist inspect and test for mold. MLS-Saratoga Home Inspection Service does not perform mold testing or mold inspection's. Any mention of mold in this report should be considered a recommendation to bring in a mold specialist to inspect and test for mold. If you have a specific concern regarding mold, consult a mold specialist for advice.

[Back to Top](#)

Roof & Ventilation

Roof Inspection Method: From ground

Roof Type: Gable

Roof covering: Architectural Shingle

Roof approximate age: Newer

Gutter material: Aluminum

Downspout material: Aluminum

Gutter extensions: Noted, but not long enough

Roof ventilation: Soffet vents

Roof ventilation: Gable vents

Roof ventilation: Ridge vent



08/13/2016

Gutters had extensions, but they were not long enough to get water away from the foundation. Recommend a qualified contractor install gutter extensions.





[Back to Top](#)

Exterior Walls

Wall structure: Wood frame
Wall covering material: Vinyl
Condition of wall:: Good
Trim: Vinyl
Trim condition: Good
Door material: Metal
Windows: Vinyl windows
Main entry porch: Concrete

Porch steps down: One
Porch roof: Yes
Porch roof: Good condition
Electrical service type: Underground
Service size: 200 Amp
Meter amperage: 200 Amp
Voltage: 120/240 volts
High Efficiency Piping: Close proximity both angled down



08/13/2016

High efficiency pipes are too close together and both angled down. This could allow a back draft of carbon monoxide into dwelling. Recommend a qualified contractor repair as necessary.



Both angled down

[Back to Top](#)

Exterior Grounds

Exterior of foundation walls: Concrete
Exterior foundation exposure: 1 Foot
Window wells: Metal
Window well condition: Good
Grading within 6 foot of house: About level
Grading beyond 6 foot of house: About level
Driveway: Asphalt
Driveway condition: Good

Walkway to front entry: Concrete
Walkway condition: Good
Patio: Pavers
Patio location: Rear of house
Patio condition: Good
Trees & shrubs too close to house: No
Fence material: Metal
Fence material: Wood

Fence condition: Felt secure
Deck steps to grade: One
A/C Compressor condition: Good
A/C during operation: Sounds good
A/C Pad: Plastic
Electrical disconnect: Not noted



08/13/2016

The support pad for the A/C compressor is out of level. This can lead to unbalanced loads for any motors or fans, Possibly causing the premature wear of belts an/or bearings in the compressor motor. Recommend a qualified contractor evaluate and make necessary repairs.





[Back to Top](#)

Attached Garage

Number of Bays: Two
Visibility limited by: Stored items
Floor: Concrete
Floor condition: Good
Walls: Wood frame
Framing of walls: Drywall covered
Automobile doors: One
Style of Automobile doors: Overhead

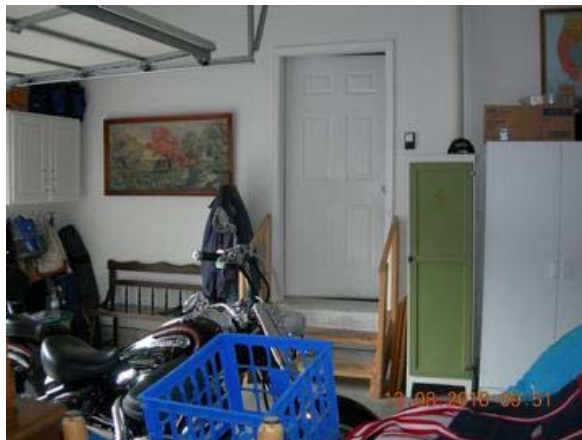
Lift cable condition: Good
Springs condition: Good
Safety cable: Noted
of electric openers: One
Operated electric openers: No
Non-automobile doors: Two
Interior door: Did not self close
Interior door material: Metal

Interior door material: Fire rated
Garage windows: None noted
Doors operated: Easily
Door release rope: Noted



08/13/2016

Garage-house door isn't auto-closing. Recommend installing hinges with springs or an automatic door closing device so door closes automatically to prevent vehicle fumes from entering building.



Does not self close

[Back to Top](#)

Master Bathroom

Shower: With tub
Tub: Built in
Surround: Plastic
Surround condition: Acceptable
Bathroom: Single sink
Sink type: Vanity
Toilet: Flushed
Toilet condition: Good

Leaks: None
Flooring: Ceramic tile
Floor condition: Good
Caulking: Intact
Ventilation: Window
Ventilation: Fan
Outlets: Three or more
GFI's: Yes, and working

Functional Flow Test: Acceptable drop in pressure



08/13/2016 General Pictures of Master Bathroom



[Back to Top](#)

Main Bathroom

Bathroom location: Second floor hallway
Shower: With tub
Tub: Built in
Surround: Plastic
Surround condition: Good
Number of sinks: One

Sink type: Vanity
Toilet: Flushed

Toilet condition: Good
Floor: Ceramic tile
Floor condition: Acceptable
Leaks: None noted
Caulking: Intact
Ventilation: Fan
Outlets: One
GFI's: Yes

Functional Flow Test: Acceptable drop in pressure



08/13/2016

Noted the shower head was pulled away from the wall. This could allow water getting behind the shower wall. Recommend having a qualified contractor repair as necessary.



Head away from wall



08/13/2016

General Main bathroom pictures





[Back to Top](#)

Half Bathroom

Half bath location: Near kitchen
Sink type: Vanity
Number of sinks: One
Leaks above or below sink: Not noted
Hot water left faucet: Noted
Bathroom outlet: Noted and GFCI
Toilet: Noted and flushed
Floor: Ceramic tile

Floor condition: Good
Caulking appears:: Intact
Ventilation: Fan



08/13/2016 General Half Bathroom pictures





[Back to Top](#)

General Interior

Ceilings: Drywall
Ceiling style: Flat
Ceiling condition: Good
Walls appear to be made of: Drywall
Condition of walls: Good
Floor coverings: Wall to wall
Floor coverings: Hardwood
When bounced on: A normal amount of bounce

Generally floors feel: Level
Mostly doors are following type: Hollow core
Condition of doors: Acceptable
Windows were mostly: Double hung
Insulated glazing noted in: All
Windows appear made of: Vinyl
Stairs: To basement
Stairs: Between living levels

Stairs condition: Good
Outlets: Three pronged
Smoke detectors: Not on each floor
Carbon Monoxide detector: Noted



08/13/2016 One of the three bedrooms weren't inspected at the time of the inspection.



Bedroom not inspected



08/13/2016 General Interior Pictures







[Back to Top](#)

Kitchen

Cabinets: Wooden

Opened and closed and found: seemed to function

Cabinets are secure: Yes

Counter tops: Plastic Laminate

Counter tops securely fastened: Yes

Kitchen floor: Ceramic tile

Dishwasher: Whirlpool

Dishwasher age: Newer

Kitchen sink: Corium

Ran water and found: No leaks

Disposal: None

Refrigerator: Whirlpool

Refrigerator age: Newer

Range: Samsung
Range type: Electric
Range age: Newer

Oven: Built in
Oven: Electric
Operated oven and found: Gave off heat
Ventilation: Fan built in
Number of GFCI outlets: Two, and worked properly
GFCI outlets working properly: No
Number of regular outlets: Five



08/13/2016 There were no apparent defects noted in the kitchen.





[Back to Top](#)

Laundry

Location:: Basement

Washing machine:: LG

Washing machine age:: Newer

Connections from water, drain & electric:: Noted

Dryer:: LG

Dryer age:: Newer

Dryer power:: Electric

Vented to:: Exterior

Dryer vent material:: Flexible ribbed metal

Drain pipe & Electric: Are a safe distance



08/13/2016 The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. For more information on dryer safety issues, see <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>.

[Back to Top](#)

Heating System

Brand name: Goodman
Apparent age of unit: Mid-life
Heating system type: Forced hot air
Energy source: Gas
Thermostat was turned on, the system: A/C on during inspection
Emergency shut off: Noted at top of stairs
Flue pipes: High Efficiency
Distribution: Ductwork in most rooms

System location: Basement
Vent pipe: PVC



08/13/2016 General pictures of the Heating system



[Back to Top](#)

Air Conditioner

Brand: Goodman
Central Cooling: Central Air
A/C Type: Split System
Status: In use during inspection
Approximate age of system: Midlife
A/C energy source: Natural Gas
Conditioned Air: Felt cool



08/13/2016 General AC Pictures



[Back to Top](#)

Domestic Water Heater

Manufacturer: Navien
Type: On-demand
Energy source: Natural gas
Estimated age: Newer
Rust or corrosion: Was not noted
Tested hot water: Hot water was received at faucet
Location: Basement



08/13/2016 Hot water heater on demand unit operated as designed on the day of the inspection.



[Back to Top](#)

Electrical System

Location of main panel: Basement
Location of main disconnect: Top of panel
Type of protection: Circuit breakers
Service conductor material: Copper
Main disconnect rating: 200 amp breaker
Aluminum branch wiring present: No
Double tapped breakers: No
Additional room: No

Missing covers: No
15 amp breaker: 14 Gauge wire
20 amp breaker: 12 Gauge wire
30 amp breaker: 10 Gauge wire
Grounding observed to: Water main on house side
Grounding connection feels: Secure
If grounded to water main, is meter jumped: Yes



08/13/2016 General electrical pictures

[Back to Top](#)

Plumbing System

Water service type: Public
Main entry pipe: Copper
Location of main water meter: Basement
Location of main water shut-off: Next to meter
Interior supply pipes: Copper
Interior supply pipes: Plastic
Interior supply pipes: PEX

With multiple fixtures running: Minimum decrease in flow

Waste system pipes: Plastic
Main waste line cleanouts: Noted
Vent pipe observed: Side of house
House trap: Noted

[Back to Top](#)

Basement

Basement access: Stairs from interior
Foundation walls: Exposed to view
Foundation walls: Hidden from view by drywall
Foundation walls: Hidden from view by insulation
Ceiling framing: Exposed to view
Ceiling framing: Hidden from view
Foundation walls made of: Poured concrete
Basement floor: Poured concrete slab

Water stains observed on: None noted
General area dampness: None noted
Ventilation: None noted
Floor drainage: None noted
Floor structure above: Wood joists
Insulation material: Fiberglass roll located above sill plate
Insulation material: Located on walls
Windows: Wood



08/13/2016 No handrail noted on basement steps. This is a safety hazard and may lead to serious injury. Recommend repair by a qualified contractor.



08/13/2016 Recreational space noted in the basement. In the event that this space used as a living space, a secondary emergency egress would be needed.



Finished Basement

[Back to Top](#)

Safety Concerns

Outlets were tested for GFI: Using a testing plug

Smoke detectors noted: On each floor

Smoke detectors installed: On ceiling

Carbon Monoxide noted: Yes

Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions: *Furniture, storage, appliances and or wall hangings restricted the inspection of the interior.

This home inspection is a visual non-intrusive inspection that is in accordance with the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>

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