

Troy's Home Inspection Service

Property Inspected: 5012 Woodway Court Hamburg NY 14075

Date Inspected: Fri June 28th 2013 **Time Started:** 17:28 **Time Ended:** 19:47

Home is a Single Family 2 Story Colonial with attached two car Garage and unfinished full Basement, built by Ryan Homes approximately 1 year old.

Weather at time of inspection was 68 degrees, overcast.

Driveway is Concrete, Utilities Drop is underground, Client Attended the Inspection.

How to read this report.

Any text in red should be paid particular attention; these items have been found by the inspector to require monitoring, are a safety concern or require evaluation by qualified contractors.

Ratings on this report are *Satisfactory*, meaning component is functional and no repair or replacement in the reasonably near future is required. *Marginal*, functional but may need replacement within 3 to 5 years and should be monitored. *Poor*, this item is defective and should be replaced. Pictures of items with this rating are always attached with report. *Unsafe*, items with this rating should be evaluated by a qualified professional as soon as possible and are summarized in the inspection and pictures always attached.

Exterior Inspection:

1 Exterior Wall Covering: Vinyl, Aluminum Flashing, Vinyl Soffits, Steel Exterior Doors all inspected and satisfactory rated.

2. Attached Decks, porches and associated railings. Inspector noticed erosion of soil under concrete slabs and separation chipping of slabs from porch. (See Picture 1) Also noted was openings on either side of front porch which could allow vermin into the openings. (Picture 2)Recommend having these items checked by a qualified masonry contractor.

Otherwise, porch and deck on back of house and railing are given a satisfactory rating

3. Eaves Soffits and Fascia's are given a satisfactory rating

6. Grading, surface drainage, as noted above some erosion noted under front walkway slabs, otherwise a satisfactory rating.

7. Driveway and related service walks, again erosion noted underneath slab near driveway where it is attached to Garage entrance pad. (see picture 3) recommend monitoring. Marginal rating.

8. The entry doors exterior faucets, swale and topography are satisfactory.
9. The Garage including its roof walls and foundation are satisfactory. Garage opener was tested and meets safety requirements, garage has self-closing door.

Roof Inspection

1. Roof covering is asphalt shingles, roof was inspected from Ground and with binoculars.

Roof given a satisfactory rating.

2. **Roof Drainage system is aluminum. Front roof surface has one downspout for two large roof surfaces, recommend monitoring (see picture 4).** Drainage systems is satisfactory.
3. All roof penetrations inspected from ground are satisfactory.
4. Attic/roof could not be inspected from attic because of lack of access.

Structural Components

1. Poured Concrete foundation, wood and steel beam framing. Satisfactory rating. Note: Interior of foundation could not be inspected due to insulation covering.
2. Full Basement. Floors of basement is a satisfactory rating.
3. Floors, walls and ceiling structures receive a satisfactory rating.

Plumbing Inspection

1. Interior water supply distribution systems including all faucets and fixtures; copper supply pipes municipal water source. Interior distribution plumbing is plastic. Location of main shutoff at main entrance (see picture 5) Satisfactory rating.
2. Hot water tank, vent systems and flues. Gas powered hot water tank with electrical venting system, vents out rear of home under deck. (See picture 6) Satisfactory rating.
3. Drains, waste & venting systems including all fixtures, no galvanized steel within 6 inches of grade, visible waste pipes are Plastic. Satisfactory rating.
4. Sump pump noted and tested, drain noted in Basement. Satisfactory rating.
5. Overall condition of pipes support, visual inspection for cross connections and combustible piping is satisfactory. **Vegetable sprayer does not automatically retract, this could cause a cross connection, recommend evaluation by qualified plumber. (See picture 7)**
6. Hot Water Tank is a Bradford White, Natural Gas powered, Manufactured 2011, 50 Gallon Tank with a noted pressure relief valve. Satisfactory rating.

7. Dishwasher checked for cross connection. Satisfactory rating

Electrical System

1. Service drop: Underground service lateral, Service box inspected, satisfactory rating.

2. The Interior components of service panels, conductors, over current protection devices, a representative number of installed light fixtures switches receptacles & ground fault circuit interrupters.

Copper wiring, circuit breakers, no fuses, no knob and tube wiring. GFCI tested and functional. Representative number of outlets checked for reverse polarity.

Wiring was noted to be in direct contact with heating ducts. (See Picture 8)

Electric wiring should have minimum 1 inch clearance from heating ducts.

Wire gauges inspected for 20 and 15 amp breakers.

Satisfactory rating.

3. The Main Panel is a 200AMP rated Cutler Hammer with an electric main rating of 200 Amps.

Panel is located in basement. (See picture 9) Satisfactory Rating.

4. The wiring method showed no aluminum branch wiring and no exposed wiring found.

5. Combination smoke and carbon monoxide detectors inspected and tested, detectors found on all floors. Hard wired. Satisfactory rating.

Heating Inspection

1. The installed heating equipment is Forced hot air, venting was inspected for proper distance from windows doors and air intakes and was more than 1 foot above level. Interior vent connector sloped upward more than 1/4 inch per foot. Satisfactory rating.

2. Furnace is a Tempstar Gas forced air furnace. Thermostat tested, Access panel safety switch tested. Steady Flame with Orange color. Satisfactory rating.

3. Gas piping is satisfactory rating, with drip legs found and inspected. Shut off valves noted at Furnace, hot water tank and for gas fireplace.

4. Proper clearance inspected for all fossil fuel burning appliances. Satisfactory rating.

Interior Inspection

1. Steps, stairways&railings satisfactory rating

2. Countertops and representative number of cabinets. Satisfactory rating

3. Representative number of windows and doors throughout. satisfactory rating
4. Garage door opener and reversing mechanism. Tested and satisfactory rating
5. Kitchen walls floors cabinets sink, plumbing and receptacles, GFCI tested. Satisfactory Rating.
6. Wall sheathing is Drywall and carpeted, hardwood and ceramic flooring. Satisfactory rating.
7. 4 Bedrooms above Grade, living room, den, dining room and foyer. Satisfactory rating.

Insulation and ventilation

- 1 Insulation inspected in Basement and attic , vapor retardant could not be visually inspected from lack of access attic area.
2. The ventilation of attic and foundation areas as well as the mechanical ventilation systems inspected, satisfactory rating.
3. The bathroom vents tested and inspected. Satisfactory rating.

Fireplace Fuel Burning Appliances.

1. One Gas Insert fireplace with L type vent.

Gas Fireplace shut off valve not located in the same room as the appliance. This should be evaluated by a qualified plumber or heating technician. Satisfactory rating.

2. Insert meets clearance requirements, satisfactory rating.

Miss Items.

Manufacturer recalls looked up Hot Water tank, Furnace and Panel Box. None at this time.

Outlet in the upstairs bathroom should be evaluated by qualified electrician, this is a safety concern. (see picture 10)

Will test with moisture meter at later date to see if moisture level at site of old leak changes.

Inspection Report Completed on

July 1st 2013

Completed by

Troy LaPare

Pictures:

Picture 1. Erosion under walkway slab



Picture 2 possible entry for vermin



Picture 3 driveway slab separation at garage



Picture 4 showing roof surfaces and downspouts



Picture 5 Water Main and shut off.



Picture 6 showing operating and tested vent pump on Hot Water Tank.



Picture7 vegetable sprayer does not retract



Picture 8 wiring direct contact with heating duct



Picture 9 Panel Box in basement, all wiring meets standards





Picture 10 No GFCI

