NESTOR HOME INSPECTIONS
5187740002
nestorinspections@gmail.com
https://nestorinspections.com/

HOME

6 Zoar Ave
Albany, NY 12203

Rachel Gaffey
JANUARY 1, 2025

Inspector
Mark Nestor
5187740002
nestorinspections@gmail.com

Agent
Joyce Brown
Red Dog Realty
5185965835
joyce@reddogrealtyny.com

TABLE OF CONTENTS

Welcome and thank you for choosing Nestor Home Inspections.
This report is designed to be as thorough as possible, but also clear and concise.
If you have any questions please call me at (518) 774-0002

SUMMARY

19.17.1 Plumbing System - General Observations: A general view
20.21.1 Basement - General Observations: A general view
20.21.2 Basement - General Observations: A dehumidifier
20.21.3 Basement - General Observations: Efflorescence
20.21.4 Basement - General Observations: Exposed wire
20.21.5 Basement - General Observations: Floor cracks
20.21.6 Basement - General Observations: Foundation spalling
20.21.7 Basement - General Observations: Mold
20.21.8 Basement - General Observations: Old fire
20.21.9 Basement - General Observations: Some moisture signs

21.7.1 Safety Concerns - General Observations: Replace carbon and smoke alarms, more smoke alarms needed

1: GENERAL INFORMATION

Information

Road access: :
Quiet Residential Neighborhood

Inspector: :
Mark Nestor #16000070046

Start time: :
1:30PM

Present at inspection: :
Inspector, Buyer, Realtor

House is: :
Unoccupied

Type of building: :
Single Family

Weather conditions: :
Cloudy

Temperature: :
Cool

Ground condition: :
Wet

Excluded from inspection: :
Shed

Building number: :
On mailbox

Mold assessment: ::
No mold assessment requested

Observations

1.14.1 General Information

Repair/Maintenance

AIR CONDITIONING SYSTEM LIMITATION

New York State DEPARTMENT OF STATE Division of Licensing Services

§197-5.11 Air Conditioning Systems

(b) Home inspectors are not required to:

1. Activate or operate air conditioning systems that have been shut down;

2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;

3. Check the pressure of the system coolant or determine the presence of leakage;

4. Evaluate the capacity, efficiency or adequacy of the system;

5. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;

6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;

7. Dismantle any equipment, controls or gauges;

8. Check the electrical current drawn by the unit;

9. Observe and report on electronic air filters

1.14.2 General Information

Repair/Maintenance

ATTIC LIMITATION

New York State DEPARTMENT OF STATE Division of Licensing Services

§197-5.13 Insulation and Ventilation.

(b) Home inspectors are not required to:

1. Disturb insulation;

2. Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.

§197-5.15 Attics.

(b) Home inspectors are not required to enter any attic where no walkable floor is present or where entry would, in the opinion of the home inspector, be unsafe.

1.14.3 General Information

Repair/Maintenance

CODE ENFORCEMENT

This is a visual inspection only. I am not a Code Enforcement Officer nor am I looking for specific code infractions. My approach is to present my opinions that are based upon experience and education, which in turn may be based upon industry and manufacturer standards, standard building practices and specifications.

1.14.4 General Information

Repair/Maintenance

ELECTRICAL SYSTEM LIMITATION

New York State DEPARTMENT OF STATE Division of Licensing Services

§197-5.9 Electrical System.

(c) Home inspectors are not required to:

1. Observe and report on remote control devices;

2. Observe and report on alarm systems and components;

3. Observe and report on low voltage wiring systems and components such as doorbells and intercoms;

4. Observe and report on ancillary wiring systems and components which are not a part of the primary electrical power distribution system;

5. Insert any tool, probe or testing device into the main or subpanels;

6. Activate electrical systems or branch circuits which are not energized;

7. Operate overload protection devices;

8. Observe and report on low voltage relays, smoke and/or heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring or any system controlled by timers;

9. Move any object, furniture or appliance to gain access to any electrical component;

10. Test every switch, receptacle and fixture;

11. Remove switch and outlet cover plates;

12. Observe and report on electrical equipment not readily accessible;

13. Dismantle any electrical device or control;

14. Measure amperage, voltage or impedance;

15. Observe and report on any solar powered electrical component or any standby emergency generators or components.

1.14.5 General Information

Repair/Maintenance

EXAMPLE

These images represent a sample of an existing concern, and may not represent the area of concern in its entirety.

1.14.6 General Information

Repair/Maintenance

EXTERIOR LIMITATIONS

New York State DEPARTMENT OF STATE Division of Licensing Services

§197-5.6 Exterior

(b) Home inspectors are not required to observe and report on the following:

1. Screening, shutters, awnings and other seasonal accessories;

2. Fences;

3. Geological and/or soil conditions;

4. Recreational facilities;

5. Out-buildings other than garages and carports;

6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment; 7. Erosion control and earth stabilization measures;

8. The operation of security locks, devices or systems;

9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass

1.14.7 General Information

Repair/Maintenance

FIREPLACE LIMITATION

New York State DEPARTMENT OF STATE Division of Licensing Services

§197-5.14 Fireplaces.

(b) Home inspectors are not required to:

1. Observe and report on the interiors of flues or chimneys;

2. Observe and report on fire screens and doors;

3. Observe and report on automatic fuel feed devices;

4. Observe and report on mantles and fireplace surrounds;

5. Observe and report on combustion make-up air devices;

6. Observe and report on heat distribution assists;

7. Ignite or extinguish fires;

8. Determine draft characteristics;

9. Move fireplace inserts and stoves or firebox contents

1.14.8 General Information

Repair/Maintenance

GENERAL LIMITATIONS AND EXCLUSIONS

New York State DEPARTMENT OF STATE Division of Licensing Services

§197-5.16 Limitations and Exclusions.

(a) Home inspectors are not required to observe any item that is concealed or not readily accessible to the home inspector. The home inspector is not required to move furniture, personal or stored items; lift floor coverings; move attached wall or ceiling coverings or panels; or perform any test or procedure which could damage or destroy the item being evaluated.

(b) Home inspectors are not required to observe appliances, recreational facilities, alarm systems, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.

(c) Home inspectors shall not be required to determine the presence or absence of any suspected hazardous substance including but not limited to, latent surface and/or subsurface volatile organic compounds, PCB's, asbestos, urea formaldehyde insulation, toxins, carcinogens, diseases, wood destroying organisms, mold, hazardous plants, illicit drugs or drug making equipment, lead paint, noise or contaminants in soil, water, air quality, wet lands or any other environmental hazard.

(d) Except as otherwise necessary and required by this Standards of Practice, home inspectors are not required to use special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment.

(e) Home inspectors are not required to report on real property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer installation of any component or system, or information contained in Consumer Protection Bulletins. Home inspectors are not required to report upon past or present violations of codes, ordinances or regulations.

(f) Home inspectors are not required to provide an inspection of any condominium common component or system, or to evaluate condominium reserve accounts.

(g) Home inspectors are not required to enter any residential building or area of a building that, in the opinion of the home inspector, is dangerous to the safety of the home inspector or others or that will result in damage to the property, its systems or components.

(h) Home inspectors shall not be required to enter any area or perform any procedure which, in the opinion of the home inspector, may damage the property or its components.

(i) Home inspectors shall not be required to observe any system or component that is not included in this Standards of Practice.

(j) Home inspections performed in accordance with these Standards of Practice are not technically exhaustive and are not required to identify concealed conditions, latent defects or consequential damages.

(k) Home inspectors are not required to determine:

1. Conditions of systems or components that are not readily accessible;

2. The remaining life expectancy of any system or component;

3. The strength, adequacy, effectiveness or efficiency of any system or component;

4. The causes of any condition or deficiency;

5. The methods, materials or costs of corrections;

6. The future condition of a system or component including, but not limited to, the failure of the system and/or components;

7. The suitability of the property for any specialized use;

8. The advisability of purchase of the property;

9. The presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances;

10. The presence of any environmental hazard including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water and air;

11. The effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;

12. Operating costs of systems of components;

13. Acoustical properties of any system or component;

14. Soil conditions related to geo-technical or hydrologic specialties.

(l) Home inspectors are not required to offer:

1. To perform work in any trade or profession other than home inspection;

2. Warranties or guarantees of any kind.

(m) Home inspectors are not required to operate:

1. Any system or component that is shut down or otherwise inoperable;

2. Any system or component that does not respond to normal operating controls and shall not be required to dismantle any system or component, except as explicitly required by these Standards of Practice;

3. Shut off valves or manual stop valves;

4. Any system or component that, in the opinion of the home inspector, is dangerous to the home inspector or other persons, or will result in damage to the residential building, its systems or its components.

(n) Home inspectors are not required to observe:

1. Concealed spaces or components or underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or otherwise;

2. Items that have not been installed;

3. Installed decorative items;

4. Items that are not entered in accordance with subdivision 15 of this section;

5. Detached structures other than garages and carports.

(o) Home inspectors shall not be required to describe or report on any system or component that is not included in these Standards of Practice and was not inspected.

(p) Home inspectors shall not be required to move personal property, furniture, equipment, plants, soil, snow, ice or debris.

(q) These Standards of Practice are not intended to limit home inspectors from excluding systems and components from the home inspection if requested by the client.

1.14.9 General Information

Repair/Maintenance

HEATING SYSTEM LIMITATION

New York State DEPARTMENT OF STATE Division of Licensing Services

§197-5.10 Heating System.

(b) Home inspectors are not required to:

1. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;

2. Observe, evaluate and report on heat exchangers;

3. Observe and report on equipment or remove covers or panels that are not readily accessible;

4. Dismantle any equipment, controls or gauges;

5. Observe and report on the interior of chimney flues;

6. Observe and report on heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;

7. Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;

8. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;

9. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;

10. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;

11. Determine clearance to combustibles or adequacy of combustion air;

12. Test for gas leaks or carbon monoxide;

13. Observe and report on in-floor and in-ceiling radiant heating systems.

1.14.10 General Information

Repair/Maintenance

INTERIOR LIMITATION

New York State DEPARTMENT OF STATE Division of Licensing Services

§197-5.12 Interior

(b) Home inspectors are not required to:

1. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;

2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;

3. Determine clearance to combustibles in concealed areas;

4. Observe and report on paint, wallpaper or other finish treatments;

5. Observe and report on window treatments;

6. Observe and report on central vacuum systems;

7. Observe and report on household appliances;

8. Observe and report on recreational facilities;

9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

1.14.11 General Information

Repair/Maintenance

LEAD PAINT

Many homes or buildings before 1978 have lead-based paint? Lead from paint, chips, and dust can pose a health hazard. Adults and children can get lead into their bodies if they breathe in lead dust (especially during activities such as renovations, repairs), or eat paint chips. New York State recommends to always keep painted surfaces in good condition to minimize deterioration along with regularly clean floors, window sills, and other surfaces. Recommend visiting https://www.epa.gov/sites/production/files/2014-02/documents/lead_in_your_home_brochure_land_b_w_508_easy_print_0.pdf for more details. Recommend contacting a qualified contractor to repair as necessary.

1.14.12 General Information

Safety Concern

LOCKS

Recommendation: After moving into the house, I strongly recommend having the locks changed. Over the years, previous owners may have distributed the keys to family and friends. A new set of locks would insure privacy and security. If the house has remote garage door openers, I would recommend changing the code access also.

1.14.13 General Information

Repair/Maintenance

MOLD

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. Nestor Home Inspections 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.

1.14.14 General Information

Repair/Maintenance

PLUMBING SYSTEM LIMITATION

New York State DEPARTMENT OF STATE Division of Licensing Services

§197-5.8 Plumbing System

(c) Home inspectors are not required to:

1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;

2. Observe and report on any system that is shut down or secured;

3. Observe and report on any plumbing component that is not readily accessible;

4. Observe and report on any exterior plumbing component or system or any underground drainage system;

5. Observe and report on fire sprinkler systems;

6. Evaluate the potability of any water supply;

7. Observe and report on water conditioning equipment including softener and filter systems;

8. Operate freestanding or built in appliances;

9. Observe and report on private water supply systems;

10. Test shower pans, tub and shower surrounds or enclosures for leakage;

11. Observe and report on gas supply system for materials, installation or leakage;

12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;

13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;

14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;

15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;

16. Observe and report on any solar water heating systems

1.14.15 General Information

Repair/Maintenance

RODENTS

Nestor Home Inspections may note a rodent or evidence of a rodent in an inspection due to possible safety/health concerns. These notes may be done verbally at the inspection or in the report. Inspections are considered non invasive, visual inspection and rodents can be hard to find without moving materials. The NYS Code of Ethics states we are not able to move building materials or personal items. Rodents tend to enter the home during the colder months looking for food an warmth. Rodents may not be present in a home during the warmer month. Nestor Home Inspections will attempt to identify these entry points, but are not able to predict future events.

1.14.16 General Information

Repair/Maintenance

ROOFING LIMITATION

New York State DEPARTMENT OF STATE Division of Licensing Services

§197-5.7 Roof Systems.

(d) Home inspectors are not required to observe and report on:

1. Antennas, lightening arresters or similar attachments;

2. Any flue or chimney interior that is not readily accessible;

3. Other installed accessories.

(e) Home inspectors are not required to operate powered roof ventilators.

(f) Home inspectors are not required to determine the remaining life expectancy of roof coverings, manufacturers' defects, installation methods or recalls or to determine the number of roof layers present.

(g) Home inspectors are not required to walk on or access a roof where to do so could result in damage to the roof or roofing material or endanger the health and safety of the home inspector.

1.14.17 General Information

Repair/Maintenance

STORED ITEMS

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

1.14.18 General Information

Repair/Maintenance

WATER STAINS

All water stains that can be determined by the inspector to be accessed safely are tested with a MMD7NP Pinless LCD Moisture Meter with Tricolor Bar Graph by General Tools. Stains can appear dry on the day of the inspection due to lack of rain. Recommend contacting current owner about any stains and monitor areas in the future.

2: ROOFING AND VENTILATION

Information

Roof Inspected From:: :
Drone

Roof type: :
Gable

Roof covering: :
Architectural shingles

Visual roof approximate age: :
Midlife

Defects observed: :
Old repair, Moss/Lichen

Roof penetrations : :
Vent cover, Vent pipe

Roof ventilation: :
Soffit, Ridge

Observations

2.8.1 General Observations

Repair/Maintenance

A GENERAL VIEW

General view of the Roof at the time of the inspection.




2.8.2 General Observations

Repair/Maintenance

DEBRIS

Several areas of the roof have branches, pine needles, leaves, or debris sitting on it. This could allow for water to rest on the roofing material for an extended period of time. Damp areas could encourage moss or algae to form. Over time, this may shorten the life of the roofing material. Recommend routine cleaning of debris off the roof.


2.8.3 General Observations

MOSS/LICHEN

Repair/Maintenance

Moss/lichen noted on the roof. This can lead to deterioration of roof decking due to water being leached under the roofing materials by the moss/lichen. Recommend a qualified contractor repair as necessary.


2.8.4 General Observations

OLD REPAIRS

Repair/Maintenance

An area of the roofing shows old repairs. Areas have begun to crack and lift. This may allow water into these gaps. Recommend a qualified contractor repair as necessary.

2.8.5 General Observations

PAINT

Repair/Maintenance

An area of the fascia/soffit has curling, chipped and missing paint. This is exposing bare wood to the elements of nature and will cause the wood to rot. Recommend scraping and painting said areas to prevent further exposure.



2.8.6 General Observations

Repair/Maintenance

WOOD FASCIA/SOFFIT DETERIORATION

Wood fascia or soffit are shows signs of deterioration. This creates an areas that is conducive to wood destroying insects. Recommend contacting a building contractor to repair as necessary.

3: CHIMNEY AND GUTTER SYSTEM

Information

Gutter material: :
Aluminum

Downspout material: :
Aluminum

Gutter extensions: :
Drain pipe

Observations

3.10.1 General Observations

Repair/Maintenance

A GENERAL VIEW

General view of the Roof at the time of the inspection.




3.10.2 General Observations

Repair/Maintenance

GUTTER CLEANING

Clogged gutters, caused by a build-up of debris, can hamper effective water removal to the downpipe and gutter extension. Not removing water away from the house can impact the basement/crawlspace/slab over time. Cleaning gutters twice a year, typically in the fall and late spring, is common practice. More often may be necessary depending on the type of foliage present. Recommend contacting a qualified professional to clean the gutters and advising of proper gutter maintenance for this particular home.

4: EXTERIOR WALLS

Information

Wall Structure: :
Wood

Wall Covering Material: :
Asbestos like material

Condition of wall: ::
Good

Trim: ::
Aluminum, Wood

Trim condition: ::
Good

Door material: ::
Metal

Windows: ::
Vinyl

High efficiency piping: ::
Under Window

Main entry supports: ::
Masonry, Wood

Main entry area: ::
Deck

Main entry handrails: ::
No handrails

Main entry guardrails: ::
Good condition

Main entry steps to grade: ::
One

Observations

4.15.1 General Observations

Repair/Maintenance

A GENERAL VIEW

General view of the exterior walls at the time of the inspection.





4.15.2 General Observations

Repair/Maintenance

CAULK

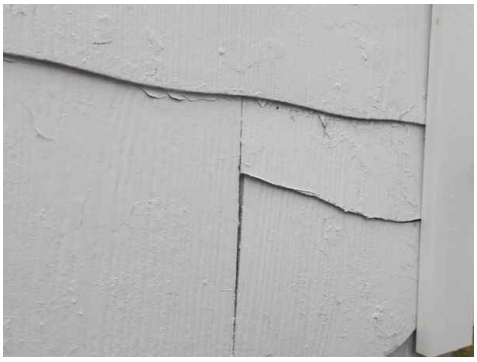
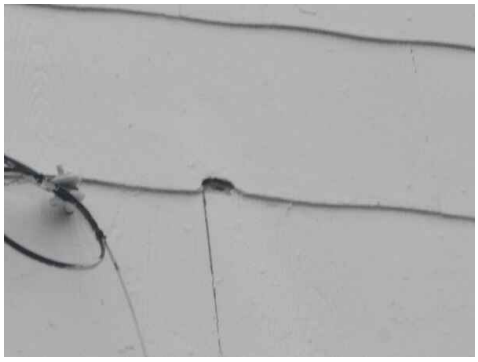
Several areas of the siding have wires, pipes, or punctures that require sealing. These areas could allow water or insects to enter the sheathing of the house. Recommend contacting a siding contractor.


4.15.3 General Observations

Repair/Maintenance

DAMAGED SIDING

Siding is damaged in an area of the exterior. A siding contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and insect intrusion.



4.15.4 General Observations

Repair/Maintenance

DETERIORATED TRIM

Wood trim shows signs of deterioration. This creates an area that is conducive to wood destroying insects. Recommend contacting a building contractor to repair as necessary.


4.15.5 General Observations

Safety Concern

EXHAUST NEAR A WINDOW

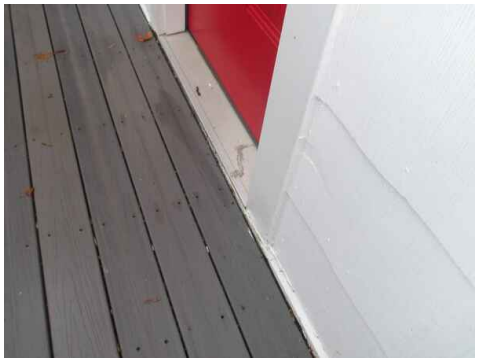
The exhaust pipe is not installed using standard building practices. This could allow exhaust from the appliance to enter the house. Standard building practices terminate the pipes 4 feet from a window or door opening. This is a safety concern. Recommend contacting a heating contractor to repair.


4.15.6 General Observations

Repair/Maintenance

FLASHING

There is no flashing installed in the area where the entry area attaches to the house. Flashing is a preventative measure that stops water from entering the house. If water can penetrate into the house framing it can result in mold or deterioration of the framing. Recommend contacting a building contractor.

4.15.7 General Observations

Repair/Maintenance

LOOSE SIDING

An area of the house has loose siding. This area could allow water or insects to enter the sheathing of the house. Recommend contacting a siding contractor to repair as necessary.



4.15.8 General Observations

Repair/Maintenance

LOW E GLASS FAILURE

Low E (emissivity) glass is actually a coating put on one of the inner surfaces of the glass to save energy, either by keeping the sun out of the home in the summer or keeping the warmth of home from radiating out of the home in the winter. In some cases, as the window ages, the coating may deteriorate. The signs of this failure may appear as small round spots to an entire window pain having a metal looking tint. Recommend contacting a window contractor to repair.

5: EXTERIOR GROUNDS

Information

Exterior of foundation walls: :
Concrete

Exterior foundation exposure: :
Varying amounts of exposure

Exterior foundation observed: :
Good condition

Grading within 6 feet of the house: :
Slopes toward and away

Grading beyond 6 feet of the house: :
Slopes toward and away

Driveway: :
Gravel

Driveway condition: :
Good condition

Walkway to front entry: :
Slate

Walkway condition: :
Good

Trees & shrubs too close to house: :
On one side of the home

Basement windows: :
Wood

Basement window condition: :
Good

Observations

5.14.1 General Observations

Repair/Maintenance

A GENERAL VIEW

General view of the Exterior Grounds at the time of the inspection.




5.14.2 General Observations

Repair/Maintenance

DEPRESSION NEXT TO FOUNDATION

There was a depression next to the foundation. This could allow water to sit next to the foundation. Water that sits next to the foundation could enter the house and impact this area over time. Recommend contacting a qualified contractor to improve the grading next to the house.


5.14.3 General Observations

Repair/Maintenance

MASONRY VENEER DETERIORATION

Foundation masonry veneer has small cracks or deteriorated surfaces. This can allow moisture to penetrate the foundation and cause deterioration. Recommend contacting a mason contractor to evaluate and repair as necessary.


5.14.4 General Observations

Repair/Maintenance

PAINT

An area of porch/deck/patio, trim, or windows have curling, chipped or missing paint. This is exposing bare wood to the elements of nature and will cause the wood to rot. Recommend scraping and painting said areas to prevent further exposure.




5.14.5 General Observations

SHRUB CONTACT

Repair/Maintenance

Shrubs and trees are in contact or very close to the siding. Continued moisture on the siding could lead to moss or mold build-up. These areas create easy access points for insects to enter the house. Recommend pruning or moving shrubs so there's at least a one foot gap between shrubs and siding.

5.14.6 General Observations

SPRAY FOAM/RIDGED INSULATION

Repair/Maintenance

An area of the the exterior is sealed with foam insulation. Foam insulation left directly exposed to the sun and weather will begin to deteriorate. This will encourage insects and water to enter the house. Recommend contacting a qualified contractor to repair as necessary.


5.14.7 General Observations

Repair/Maintenance

WINDOW WELL NEEDED

Soil is coming in contact with a window or window trim. This could allow water to enter the basement through this window. Recommend contacting a landscaping contractor to repair as necessary.

5.14.8 General Observations

Safety Concern

WELL COVER

The well cover is not secure. This is a safety concern. Recommend contacting a qualified contractor to repair.

6: PORCHES, DECKS, AND PATIO

Information

Porch/entry area location: :
Rear of the home

Porch/entry area walls: :
Guardrail

Porch/entry area support: :
Wood

Steps to grade: :
Three or more

Patio location: :
Rear of home

Patio material: :
Stone

Patio condition: :
Good

Observations

6.17.1 General Observations

A GENERAL VIEW

Repair/Maintenance

General view of the deck, porch, or patio area.



6.17.2 General Observations

JOIST HANGER ATTACHMENT

Repair/Maintenance

The joist hangers are attached using siding, roofing, or screws. The use of joist hanger nails is standard building practice. This could allow the joist hangers to move. Recommend contacting a general contractor to repair. The joist hanger was secure at the time of the inspection.


6.17.3 General Observations

LAG MISSING WASHER

Repair/Maintenance

The entry area was lagged into the house with lag bolts, but they were missing the washers. The use of washers and lag bolts is a better fasting system and is standard building practice. Recommend contacting a general contractor to repair. The entry area was secure at the time of the inspection.


6.17.4 General Observations

PORCH/DECK ATTACHED WITH NAILS/SCREWS

Repair/Maintenance

The porch/deck is attached to the house with nails in the ledger board. The use of lag bolts or structural screws prevents the porch/deck from separating from the house and is the common building practice. Recommend contacting a building contractor to repair. At the time of the inspection the porch was secure.

6.17.5 General Observations

SWAY BRACING

Repair/Maintenance

The diagonal sway bracing was not noted. This bracing keep the deck/porch/patio from moving. Recommend contacting a general contractor to install the supports. The deck/porch/patio was stable at the time of the inspection.

7: RETAINING WALL AND FENCE

Information

Retaining wall material: :
Wood, Stone, Concrete

Retaining wall condition: :
Good

Observations

7.5.1 General observations

Repair/Maintenance

A GENERAL VIEW

General view of the retaining wall and fence areas.



7.5.2 General observations

Repair/Maintenance

RETAINING WALL DETERIORATION

The retaining wall is showing signs of deterioration. This can shorten the life of the retaining wall. Recommend contacting a qualified contractor to repair.


8: ATTIC

Information

Attic access: :
No access

Observations

8.16.1 General Observations

Repair/Maintenance

NO ATTIC ACCESS

No access hatch was found into the attic. I was not able to evaluate the attic, and it is excluded from this inspection. Recommend having a building contractor install access hatches as necessary to allow for periodic evaluation of attic spaces.


9: MAIN BATHROOM

Information

Bathroom location: :
Second floor

Shower: :
Stall

Tub: :
Leg tub

Surround: :
Tile

Surround condition: :
Good

Number of sinks: :
One

Sink Type: :
Vanity

Toilet: :
Flushed

Toilet condition: :
Good

Flooring: :
Laminate

Leaks: :
None

Ventilation: :
Fan, Window

Outlets: :
One

Functional Flow Test: :
Acceptable drop in pressure

Observations

9.16.1 General Observations

Repair/Maintenance

A GENERAL VIEW

General view of the Bathroom at the time of the inspection.




9.16.2 General Observations

Repair/Maintenance

CAULK

Noted missing caulk in the bathtub/shower/sink area. This could allow water penetration to the underlayment or vanity. Recommend a qualified contractor repair or replace as necessary.

9.16.3 General Observations

Safety Concern

GFCI NEEDED

No ground fault circuit interrupter (GFCI) outlets installed. GFCI outlets help prevent electric shocks in areas that may have water present. Recommend having a qualified electrician install one or more GFCI outlets, especially over counter tops and around sinks.

9.16.4 General Observations

Repair/Maintenance

LOOSE TOILET

Toilet appears to be loose. This may be from a loose anchor bolt or damage to sub floor from a leak. Recommend a qualified contractor repair as necessary.

9.16.5 General Observations

Repair/Maintenance

SINK DRAINS SLOW

The sink drains slowly. The most common reasons for a slow drain are clogs or improper venting. Recommend a plumber evaluate and repair as necessary.

10: KITCHEN

Information

Cabinets: :
Wood

Counter tops: :
Stone

Kitchen sink: :
Metal

GFCI outlets working properly: :
Operated as designed

Opened and closed and found: :
Operated as designed

Counter tops securely fastened: :
Yes

Ran water and found: :
No leaks noted

Number of regular outlets: :
Three or more

Cabinets are secure: :
Yes

Kitchen floor: :
Tile

Number of GFCI outlets: :
Two

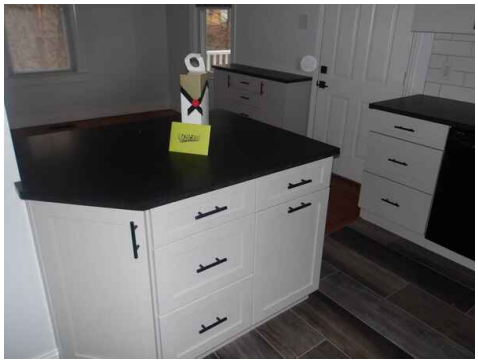
Observations

10.12.1 General Observations

Repair/Maintenance

A GENERAL VIEW

General view of the kitchen at the time of the inspection.


10.12.2 General Observations

Safety Concern

EXPOSED WIRE

Exposed wiring due to splices not being contained in junction box or missing a cover plate. Recommend having a licensed electrician install junction boxes with cover plates where needed to contain wiring splices.

11: APPLIANCES

Information

Dishwasher: :
Maytag

Refrigerator: :
Frigidaire

Range type: :
Gas

Oven type: :
Gas

Microwave: :
Whirlpool

Dishwasher operated: :
Operated as designed

Refrigerator operated: :
Operated as designed

Operated range and found: :
Operated as designed

Operated oven and found: :
Operated as designed

Disposal: :
InSinkErator

Range: :
Whirlpool

Oven: :
Part of stove

Ventilation: :
Vented with microwave

Observations

11.14.1 General Observations

Repair/Maintenance

A GENERAL VIEW

General view of the appliances at the time of the inspection.





12: LAUNDRY

Information

Location: :
Basement

Washing machine: :
Maytag

Connections from water, drain & electric: :
Noted

Dryer: :
Maytag

Dryer power: :
Gas

Vented to: :
Exterior

Dryer vent material: :
Flexible ribbed metal

Operated dryer: :
Operated as designed

Drain pipe & Electric: :
Are too close

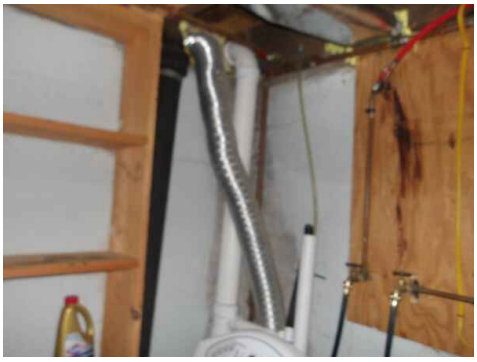
Observations

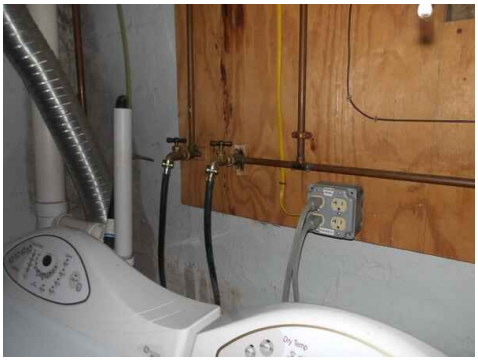
12.10.1 General Observations

Repair/Maintenance

A GENERAL VIEW

General view of laundry area at the time of the inspection.





12.10.2 General Observations

Repair/Maintenance

DUCT TAPE ON DRYER LINE

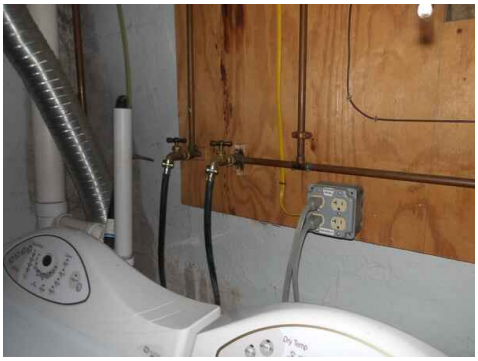
Duct tape adhesive fails under the extreme temperatures. For dryer vents and HVAC ducts, you should seal seams with a foil backed tape. This is designed to be airtight and handle the temperature swings that would cause other types of tape to fail. Recommend contacting a qualified contractor to repair as necessary.

12.10.3 General Observations

Safety Concern

SUPPLY/WASTE LINE PROXIMITY

The supply lines/discharge lines for the washer and electrical outlet are in close proximity. If the supply line were to leak, water could come in contact with the outlets. Recommend contacting a qualified contractor to repair.



13: GENERAL INTERIOR

Information

Ceilings appear to be made of: :
Drywall, Ceiling tiles

Ceiling style: ::
Flat

Ceiling condition: :
Good

Walls appear to be made of: :
Drywall

Condition of walls: :
Good

Floor coverings: :
Wood

Generally floors feel: :
Mostly level

Mostly doors are following type: :
Wood

Condition of doors: :
Good

Windows were mostly: :
Double hung

Windows appear to be made of: :
Vinyl

Stairs: :
Between levels

Stairs condition: :
Good

Outlets: :
3 Prong

Observations

13.16.1 General Observations

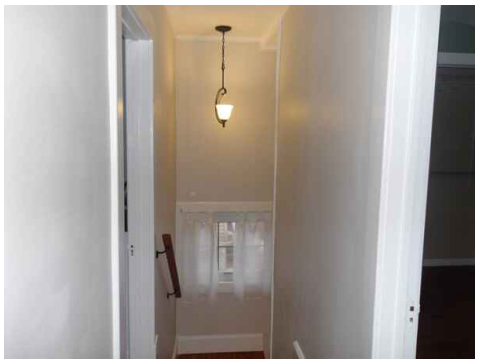
Repair/Maintenance

A GENERAL VIEW

View of the general interior at the time of the inspection.








13.16.2 General Observations

Repair/Maintenance

DAMAGED AREA

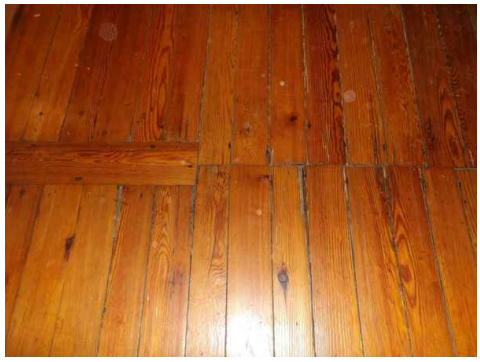
An area of the general interior is damaged. This is a cosmetic defect. Recommend contacting a qualified contractor to repair.

13.16.3 General Observations

Repair/Maintenance

DAMAGED LOOSE/FLOORING

An area of the floor had a damaged or loose area. This could impact the flooring over time. Recommend contacting a flooring contractor to repair.



13.16.4 General Observations

Safety Concern

MISSING HANDRAIL ONE SIDE OF STAIRS

The flight of stairs does not have handrail on one side of the stairs. This is a safety concern. A qualified contractor should install graspable handrails that your hand can completely encircle at the stairs where one is missing.

13.16.5 General Observations

Safety Concern

OPEN GROUND

One or more open ground outlets. Grounding protects by limiting the possibility of damage to electrical equipment and preventing shocks to people. Recommend contacting an electrician to correct the wiring.


13.16.6 General Observations

Repair/Maintenance

OUT OF LEVEL FLOOR

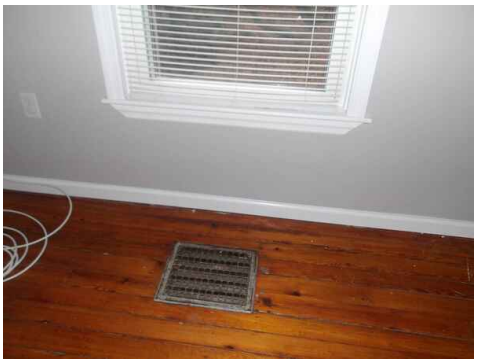
Over time houses may settle and move. This can be seen in the floors, walls, and entry ways. House settling is a natural process in which a building gradually sinks into the ground over time. As the soil beneath the foundation begins to shift, a home slowly sinks downwards into the earth. This may not indicate a structural deficiency, but a natural evolution of a home. Recommend monitoring the home for future movement. Repair as necessary.

13.16.7 General Observations

Safety Concern

WINDOW CLOSE TO FLOOR

A window of the house has a bottom sill that is close to the floor. This is a safety concern. Recommend installing safety guards so pets or individuals may be able to fall out the window.




14: HEATING SYSTEM

Information

Brand name: :
Goodman®

Heating System Serial number: :
1111694946

Thermostat was turned on, the system: :
Fired and gave off heat

Heating system type: :
Forced air

Energy source: :
Natural gas

Emergency shut off: :
Attached to unit

Distribution: :
Baseboard convectors in living space

Manufactured: :
November 2011

Combustion air supply: :
Exterior

Flue pipes: :
Plastic

System location: :
Basement

Abandoned oil tank: :
None visible

Gas/propane drip leg: :
Noted

Observations

14.20.1 General Observations

Repair/Maintenance

A YEARLY SERVICING

Recommend that this system be serviced every year in the future by a qualified heating and cooling technician. Heating system operated as designed on the day of the inspection.




14.20.2 General Observations

Repair/Maintenance

A FILTER CHANGE

Recommend reading owners manuals for general maintenance. Recommend changing any filter in the heating unit as well as any humidifiers, or call a HVAC contractor to evaluate the units and give you options for a maintenance schedule.

14.20.3 General Observations

Repair/Maintenance

RUST ON FURNACE/BOILER

Rust was noted on the furnace/boiler. The source of the water needs to be identified and repaired. Recommend contacting a heating contractor to repair as necessary.

15: AIR CONDITIONER

Information

Condensing unit brand: :
Goodman®

A/C serial number: :
1206644705

A/C Compressor condition: :
Good

Central Cooling: :
Central Air

A/C energy source: :
Electric

A/C low pressure refrigerant line: :
Insulated

Manufactured: :
June 2012

Status: :
Not operated due to cold weather

A/C pad: :
Block

Electrical disconnect: :
Noted and appeared in good condition

Observations

15.22.1 General Observations

Repair/Maintenance

A GENERAL VIEW

The air conditioner/heat pump operated as designed on day of inspection.

16: DOMESTIC WATER HEATER

Information

Brand Name: :
A.O. SMITH

Type: :
Tank

Energy source: :
Natural gas

Manufactured: :
August 2022

Serial Number: :
2231130448378

Capacity: :
40 Gallon

Safety relief valve: :
Noted

Safety extension: :
Noted

Supply valve: :
Noted

Drain discharge to: :
Floor

Rust or corrosion: :
None noted

Tested hot water: :
Hot water received at the faucet

Location: :
Basement

Gas/propane drip leg: :
Not noted

Observations

16.17.1 General Observations

Repair/Maintenance

A GENERAL VIEW

General view of the domestic hot water system at the time of the system.

16.17.2 General Observations

Repair/Maintenance

DRIP LEG

Gas line to hot water heater does not have a drip leg. This collects impurities in the gas to insure proper fuel burn. Without a drip leg, the impurities will create blockage in the fuel line leading to early unit failure and inefficient operation. Recommend a qualified contractor repair as necessary.

16.17.3 General Observations

Repair/Maintenance

LEAKING PRESSURE RELIEF VALVE

Temperature-Pressure relief valve appears to be leaking. This is can indicate an early sign of failure. Recommend a qualified contractor repair or replace as necessary.

17: ELECTRICAL SYSTEM

Information

Location of main panel: :
Basement

Service conductor material: :
Aluminum

Aluminum branch wiring present (Solid wire): :
Yes

20 amp breaker: :
12 Gauge

Main panel brand: ::
Challenger

Location of main disconnect: :
Top of the panel

Main disconnect rating: :
150 Amps

Double tapped breakers: :
No

Missing covers: :
No

30 amp breaker: :
10 Gauge

Type of protection: :
Circuit breakers

Type of branch circuit wiring: :
Metal Sheathed (BX), Non-metallic sheathed (Romex)

Additional room: :
Yes

15 amp breaker: :
14 Gauge

Grounding observed to: :
Water main

Observations

17.19.1 General Observations

Repair/Maintenance

A GENERAL VIEW

General view of the main electrical panel at the time of the inspection.

17.19.2 General Observations

Repair/Maintenance

ADVISEMENT

During the 1800s and 1900s many different styles of wiring have been used. Nestor home inspections would like to make note of the evolution of wiring. Everything from knob and tube, aluminum branch, to your modern day romex wiring has been widely used and accepted as common practice throughout this period. Every style has it's own unique advantages and disadvantages. Nestor Home Inspections recommends you as a responsible Home Owner research and understand the limitations of your electronic system.

18: EXTERNAL ELECTRICAL SYSTEM

Information

Electrical Service Type: :
Overhead

Overhead wires threatened: :
Yes

Service size: :
150 Amp

Meter amperage: :
200 Amp

Voltage: :
120/240 Volts

Observations

18.6.1 General Observations

Repair/Maintenance

A GENERAL VIEW

General view of the main electrical panel at the time of the inspection. System worked as designed.

19: PLUMBING SYSTEM

Information

Water service type: :
Private

Main entry pipe: :
Copper

Location of main water meter: :
Basement

Location of main water shut-off: :
Next to meter

Interior supply pipes: :
Copper

With multiple fixtures running: :
Minimal decrease in flow

Waste system pipes: :
Cast iron, Plastic

Main waste line cleanouts: :
Noted

Vent pipe observed: :
On roof

House trap: :
Noted

Observations

19.17.1 General Observations

Repair/Maintenance

A GENERAL VIEW

Ran water in the bathrooms and kitchen. No active leaks at the time of the inspection. View of the major components of the plumbing system.

20: BASEMENT

Information

Basement access: :
Basement at ground level, Stairs from interior

General area dampness: :
Some moisture signs noted

Support column condition: :
Good

Floor structure above: :
Wood joists

Chimney condition: :
Good

Ceiling framing: :
Visible

Basement floor: :
Poured concrete

Ventilation: :
Window

Floor drainage: :
Drain noted

Beam material: :
Solid wood

Foundation walls made of: :
Poured concrete

Water stains observed on: :
Walls and floor

Pier/support post material: :
Concrete pier, Wood

Sump pump/Pedestal pump: :
Not noted

Chimney in basement: :
Block

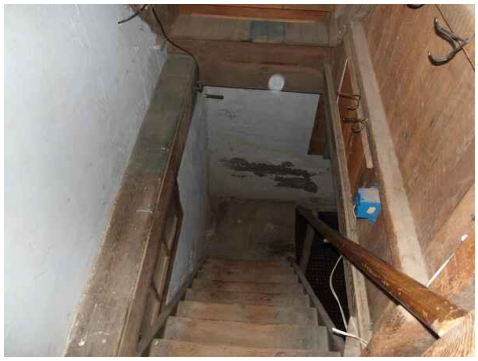
Observations

20.21.1 General Observations

Repair/Maintenance

A GENERAL VIEW

General view of the Basement at the time of the inspection.



20.21.2 General Observations

Repair/Maintenance

A DEHUMIDIFIER

Mold requires a food source (wood, drywall, dust, etc.), moisture (60% or higher humidity), and temperature (32-120 Degrees) for growth. Recommend a dehumidifier be installed that is designed for the existing space. Recommend setting the humidity level to 60% humidity or lower. This can reduce the likelihood of mold growth.

20.21.3 General Observations

Repair/Maintenance

EFFLORESCENCE

Efflorescence is a salt and mineral deposit on surfaces of masonry, stucco or concrete. It is whitish in appearance. The cause is from the movement of groundwater into a buildings foundation by capillary action, wicking, or hydrostatic pressure. Recommend installing gutters and improving the exterior grade to keep water away from the basement.

20.21.4 General Observations

Safety Concern

EXPOSED WIRE

All wire connections should be made in a junction box with a cover plate. Having an exposed wire connection is a safety concern. Recommend contacting an electrician.

20.21.5 General Observations

Repair/Maintenance

FLOOR CRACKS

Noted cracks in several areas of the basement floor. These cracks are typically the result of concrete drying at different rates (shrink cracks). These cracks typically do not change the structural integrity of the floor, but could allow water or insects to enter the basement. Recommend contacting a Mason to repair as necessary. No water seepage was noted on the day of the inspection.

20.21.6 General Observations

FOUNDATION SPALLING

Repair/Maintenance

Spalling has occurred on the face of the wall. The cause of spalling of a foundation wall is usually, but not limited to, concrete blocks absorbing water from wet soil against the outside of the foundation. Recommend making sure water is removed from the exterior of the foundation wall. Contact a mason as necessary.


20.21.7 General Observations

MOLD

Safety Concern

An area of the basement had mold like substance. Mold grows in areas that continually have moisture. The source of the moisture needs to be identified and repaired. These areas should be treated by a qualified contractor.



20.21.8 General Observations

OLD FIRE

Repair/Maintenance

It appears that a fire had occurred at some point. The areas appeared to be stable at the time of the inspection. Recommend contacting current owner about any previous fires. Recommend contacting a qualified contractor to evaluate damaged areas.


20.21.9 General Observations

Repair/Maintenance

SOME MOISTURE SIGNS

Some signs of moisture were noted on the foundation walls or floor. Recommend gutters with extensions be installed on the house or grading improved to keep water away from the foundation. Recommend contacting a qualified contractor.


21: SAFETY CONCERNS

Information

Outlets were tested for GFI: :
With a testing plug

Smoke detectors noted: :
Some noted

Smoke detectors installed: :
Ceiling

Carbon Monoxide noted: :
Noted

Observations

21.7.1 General Observations

Safety Concern

REPLACE CARBON AND SMOKE ALARMS, MORE SMOKE ALARMS NEEDED

Smoke alarms and carbon monoxide detectors should be replaced when they are in service longer than 10 years. Since we don't know the age of the existing alarms they should all be replaced. Additional smoke detectors should be installed as necessary in each hallway and bedroom. For more information on smoke detectors vist http://www.cpsc.gov/cpscpub/pubs/5077.html