

Sundance Home Inspections

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Property Inspection Report

Client(s): **Your New Home**

Property address: **19 Neighbors Way
Your Town, USA 00000**

Inspection date: **6/2/2012**

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General information

Report number: H060212194

Type of building: Condo Built 1987

Age of building: 25 Years

Time started: 12:00PM

Time finished: 02:00PM

Payment method: Cash

Present during inspection: Client(s), Realtor(s)

Occupied: Yes

Weather conditions: Cloudy

Temperature: Warm 68 Degrees

Ground condition: Damp

Front of structure faces: Southeast

Main entrance faces: Southeast

Foundation type: Slab on grade

The following items are excluded from this inspection: Generator system, Hot tub, Intercom system, Irrigation system, Outbuildings, Low voltage outdoor lighting, Playground equipment, Swimming pool, Shed, Sauna, Sea wall, Security system, Private sewage disposal system, Built-in sound system, Sport court, Central vacuum system, Water filtration system, Water softener system, Private well if any.

1) *Safety, Repair/Replace, Evaluate* - One or more leaks were found in gas supply lines, fittings, valves and/or back spillage from heating equipment. This is a safety hazard due to the risk of explosion and/or carbon monoxide exposure. A qualified contractor and/or the gas utility company should evaluate and make repairs as soon as possible.



Photo 35

2) *Comment* - After completing inspection of above mention property. It is the opinion of this Inspector that structure is in sound condition, with most deficiencies mentioned in this report are normal and expected considering the age of structure.

Areas of major concern are:

Strong evidence of gas leak in living area.

Recessed lighting and wiring installed in a handy man manner.

Wiring in garage that is energized and not terminated.

Receptacles in garage that have no power and are not GFCI protected.

Exterior receptacles that have no GFCI protection.

Deteriorated condition and age of heating furnace.

Receptacles in kitchen that are not grounded.

Receptacles in kitchen area that are not GFCI protected.

This list may not be conclusive.

3) *Infestation, Damage* - Indications of insect intrusion was noticed at exterior electrical receptacles. Recommend having a licensed exterminator evaluate and make suggestions on remediation's and/or repairs that are needed.



Photo 72

Exterior

Driveway material: Asphalt

Exterior door material: Glass panel

Footing Material: Not visible

Foundation material: Poured in place concrete

Sidewalk material: N/A

Wall Covering: Vinyl

Apparent Wall Structure: Wood Frame

4) *Safety, Repair/Replace, Evaluate* - One or more electric receptacles and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.



Photo 7

5) *Safety, Repair/Replace, Evaluate* - One or more outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles within six feet six inches of ground level have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.



Photo 71

6) *Safety, Repair/Replace, Evaluate* - Non-metallic sheathed wiring is routed in one or more areas so it is subject to damage, such as on wall or ceiling surfaces. The insulation can be damaged by objects coming in contact with it and/or it being repeatedly moved. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary. For example, rewire using conduit, or re-routing through wall cavities.



Photo 8

7) *Repair/Replace, Evaluate* - One or more electric receptacles appear to have no power. Recommend asking the property owner(s) about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.



Photo 70

8) *Repair/Replace* - One or more outside faucets are missing handles. Recommend installing handles where missing.



Photo 11

9) *Repair/Maintain, Conducive conditions* - Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.



Photo 4

10) *Maintain* - Recommend resealing asphalt driveway periodically.



Photo 3

11) *Comment* - Minor cracks were found in the driveway. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.



Photo 2

12) *Infestation* - Insect intrusion was found at exterior electrical receptacles. Client should inquire if owner has a current remediation contract in effect at this time and/or have a licensed exterminator evaluate and make suggestions on remediation's and/or repairs that may be needed.



Photo 73

13) -



Photo 6

Roof

Roof inspection method: Viewed from ground

Roof type: Cross gable

Roof covering: Architectural

Estimated age of roof: 3-8 Years

Gutter & downspout material: Aluminum

Roof ventilation: Adequate

14) -



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80

Garage

15) *Safety, Repair/Replace, Evaluate* - The automatic door closing device (sprung hinges, etc.) on the garage-house door needs adjustment, repair or replacing. The door doesn't close and latch easily and/or completely via the force of the automatic closing device. This door is intended to prevent vehicle fumes from entering living spaces and to slow the spread of fire from the garage to living spaces. A qualified contractor should evaluate and make repairs as necessary.



Photo 13

16) *Safety, Repair/Replace, Evaluate* - The auto-reverse mechanism on the vehicle door opener is inoperable or requires too much force to activate. This is a safety hazard, especially for small children. A qualified contractor should evaluate and repair as necessary.



Photo 18

17) *Safety, Repair/Replace, Evaluate* - The pull-down attic stairs in the attached garage ceiling aren't fire-rated. This ceiling should have a one-hour fire rating to slow or prevent the spread of fire from the attached garage to attic spaces above the living areas. A qualified contractor should evaluate and make modifications to these stairs as necessary so they have a one hour fire rating. Other options include removing them or replacing them with commercially made, fire-rated stairs. Examples of possible solutions include:

- Installing 5/8 inch Type X sheetrock on the lower surface of the stair door and eliminating gaps around the edges of the door.
- Removing the stairs and installing a traditional hatch made with 5/8 inch Type X sheetrock.
- Installing a [Battic Door](#) and installing sheetrock over it as described at their [website](#).
- Replacing these stairs with fire-rated stairs such as [Calvert USA Fire resistant commercial aluminum folding attic stairs](#).

18) *Safety, Repair/Replace, Evaluate* - One or more light fixtures are loose or installed in a substandard way. A qualified contractor or electrician should evaluate and make repairs as necessary so light fixtures are securely mounted and installed in accordance with the manufacturer's installation instructions.



Photo 14

19) *Safety, Repair/Replace, Evaluate* - One or more garage electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all garage receptacles, except for one for use with a refrigerator or freezer, have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.



Photo 81

20) *Safety, Repair/Replace, Evaluate* - One or more sections of wiring that weren't terminated were found. This is a potential safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary. For example, cutting the wire to length and terminating the wire with wire nuts in a securely anchored, covered, properly sized junction box.



Photo 16

21) *Safety, Repair/Replace* - The attic pull down stairs are damaged and should be repaired and/or replaced by a qualified contractor prior to any future usage.



Photo 24



Photo 25

22) *Safety, Minor Defect* - Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.



Photo 15

23) *Repair/Replace, Evaluate* - One or more electric receptacles appear to have no power. Recommend asking the property owner(s) about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.



Photo 17

Attic

Inspection method: Partially traversed

Roof structure type: Trusses

Ceiling structure: Ceiling beams

Insulation material: Fiberglass roll or batt

Insulation depth: 6 Inches

Insulation estimated R value: R-25

24) *Safety, Repair/Replace* - The attic pull down stairs are damaged and should be repaired and/or replaced by a qualified contractor prior to any future usage.



Photo 82

25) *Safety, Repair/Replace* - Bushings are missing from where wires enter holes in electrical boxes for recessed lighting fixtures. This is a safety hazard since the wiring insulation can be cut or abraded on the metal edge of the hole(s). A qualified electrician should install bushings where missing.



Photo 19



Photo 20



Photo 36



Photo 38

26) *Comment* - Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.



Photo 42

27) -



Photo 21



Photo 22



Photo 23



Photo 37



Photo 39



Photo 40



Photo 41

Electric service

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service amperage (amps): 100

Service voltage (volts): 120

Location of main disconnect: Breaker at top of main service panel

Service entrance conductor material: Copper

Main disconnect rating (amps): 100

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: No

28) -



Photo 5



Photo 26



Photo 27



Photo 28

Water heater

Estimated age: 10 Years / Built January 2002

Energy source: Natural gas

Capacity (in gallons): 40

Manufacturer: General Electric

Model: GG40T5A / GENG0102H22490

29) *Major Defect, Comment* - The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age and may need replacing at any time. Recommend budgeting for a replacement and/or installation of an energy efficient tankless water heater in the near future.



Photo 29



Photo 30

Heating

Estimated age: 25 Years

Primary heating system energy source: Natural gas

Primary heat system type: Forced air

30) *Safety, Repair/Replace, Evaluate* - The heat exchanger in the gas furnace is damaged and/or deteriorated from rust, corrosion, cracking and holes. This is a safety hazard due to combustion gases entering the air supply ducts. A qualified heating and cooling contractor should evaluate and make repairs and/or replace components as necessary.



Photo 31



Photo 32

31) *Major Defect, Comment* - The estimated useful life for most forced air furnaces is 15 to 20 years. This furnace is older and appears to need now.



Photo 33

Cooling

Estimated age: 24 Years

Primary A/C energy source: Electric

Primary Air conditioning type: Split system

Distribution system: Sheet metal ducts

Manufacturer: Rheem

Model: RAHB-030Jas / Serial 4008 F2588 3121

32) *Major Defect, Comment* - The estimated useful life for air conditioning compressors is 8 to 15 years. This unit has exceeded this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.



Photo 10

33) *Repair/Replace* - Insulation for the outside condensing unit's refrigerant lines is damaged, deteriorated and/or missing in one or more areas. This may result in reduced efficiency and increased energy costs. A qualified heating and cooling contractor should replace insulation as necessary.



Photo 12

34) -



Photo 9



Photo 67



Photo 68

Plumbing and laundry

Water service: Public

Service pipe material: Copper

Supply pipe material: Copper

Vent pipe material: Plastic

Drain pipe material: Not visible

Waste pipe material: Not visible

35) *Repair/Replace , Conducive conditions* - The washing machine is installed over a finished living space and has no catch pan or drain installed. These are not commonly installed, but they are recommended to prevent water damage to finished interior spaces below if or when the washing machine leaks, overflows or is drained. Recommend having a qualified contractor install both a catch pan and drain.



Photo 45

36) *Comment* - The clothes washer had clothing in it and was not operated during this inspection. The inspector was unable to fully evaluate the washer and its drain line.



Photo 46

37) -



Photo 44

Fireplaces, woodstoves and chimneys

Chimney type: Metal

Fireplace type: Metal prefabricated

38) *Comment* - The gas supply for one or more gas fireplaces and/or stoves was turned off. As per the Standards of Practice for both the [National Association of Certified Home Inspectors \(NACHI\)](#) and the [American Society of Home Inspectors \(ASHI\)](#) the inspector does not operate gas shut off valves or light pilot lights during inspections. These appliances were not fully evaluated.



Photo 64

39) -



Photo 74

Kitchen

40) *Safety, Repair/Replace, Evaluate* - One or more open ground, three-pronged grounding type receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Grounding type receptacles were first required in residential structures during the 1960s. Based on the age of this structure and/or the absence of 2-pronged receptacles, repairs should be made by correcting wiring circuits as necessary so all receptacles are grounded as per standard building practices. Replacement of three-pronged receptacles with 2-pronged receptacles is not an acceptable solution.



Photo 57

41) *Safety, Repair/Replace, Evaluate* - One or more electric receptacles that serve a sink area appears to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve kitchen/bathroom surfaces have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.



Photo 58

42) *Safety, Repair/Replace* - The microwave exhaust fan vents into the kitchen rather than outdoors. Ventilation may be inadequate and moisture may accumulate indoors. Recommend having a qualified contractor make modifications as necessary as per standard building practices so the range hood fan vents outdoors.



Photo 60

43) *Safety, Repair/Replace* - The range can tip forward, and no anti-tip bracket appears to be installed. This is a safety hazard since the range may tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free standing ranges

since 1985. An anti-tip bracket should be installed to eliminate this safety hazard.



Photo 59

44) *Repair/Replace* - Hardware such as hinges, latches or pulls are loose on one or more cabinets. Repairs should be made and/or hardware should be replaced as necessary, and by a qualified contractor if necessary.



Photo 61



Photo 62

45) *Repair/Replace* - The bracket that attaches the dishwasher to the underside of the countertop is loose or installed in a substandard way. Repairs should be made as necessary, such as installing or reinstalling the bracket, and by a qualified contractor if necessary.



Photo 69

46) *Comment* - Evidence of gas leaks were found in living area. This is a safety hazard due to the risk of explosion and/or carbon monoxide exposure. A qualified contractor and/or the gas utility company should evaluate and make repairs as soon as possible.



Photo 34

47) -



Photo 55



Photo 56

Bathrooms

48) *Comment* - Bathrooms and their appliances were operating as intended at time of inspection.



Photo 43



Photo 50

Interior rooms

49) *Safety, Repair/Replace, Evaluate* - One or more ceiling fans are installed less than seven feet from the floor below. This is a safety hazard. A qualified contractor should evaluate and repair as necessary. For example, remove fans, or move them as necessary to maintain a seven foot clearance below. Ideally ceiling fans should be installed at least eight to nine feet above the floor for optimal air flow.



Photo 54

50) *Safety, Repair/Replace* - One or more stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.



Photo 53

51) *Comment* - Minor damage was found in ceilings in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.



Photo 48

52) *Comment* - Minor cracks were found in walls in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.



Photo 66

53) -



Photo 47



Photo 49



Photo 51



Photo 52



Photo 63



Photo 65

All Evaluations, Inspections, Maintenance , Abatement's, Repairs and/or Replacements mentioned in this report or verbally by inspector, are meant to and should be preformed by a licensed and/or qualified contractor.