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Inspected By: Kurt Mansfield



Home Inspection Report

Prepared For:

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Property Address:

**1845 Winding Trail
Briarcliff Manor,
NY**

Inspected on Mon, Jun 30 2014 at 9:00 AM

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Report Summary

Garage

1) Garage floor slab has settled approximately 3" at house. This is not a structural issue but rather a drainage issue. Water and snow from cars will drain toward the home instead of toward the door. Likely caused by compaction of fill below the floor. Contact a concrete lifting (Mudjacking) contractor for costs and options for repair.



Figure 1-1

Structure

2) Waterproofing panels have been installed at front and left side of unfinished basement. This indicates likely water penetration into the basement at some time. Obtain and transfer and available warranties.



Figure 2-1



Figure 2-2

(Report Summary continued)

Cooling

3) Ac unit operates as expected but is nearing the end of its life expectancy. Plan to replace in near future.



Figure 3-1



Figure 3-2

Plumbing

4) Hall bath shower head has poor flow. Other fixtures in this group are acceptable and flow does not change when other fixtures are turned on or off. Have checked and repaired by a licensed plumber. Likely a malfunctioning anti scald valve.



Figure 4-1

General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	Yes
Furnished:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Door Faces:	East
People Present:	Client



Comment 1:

Storage shed is located on the property but was not inspected. Beyond the scope of a home inspection.



Figure 1-1

(General continued)

i Comment 2:
Security system is installed but was not inspected. Obtain all information available from owner or installer.



Figure 2-1

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick, Vinyl
Exterior Trim Material:	Wood, Vinyl, Aluminum
Walking Surface Types:	Walks, Stoops, Porches, Patios
Walking Surface Materials:	Concrete, Wood
Chimney Type:	Not Present

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:	Attached
Vehicle Door Type:	Overhead
Mechanical Opener:	Yes
Plumbing Present:	No
HVAC Present:	No

(Garage continued)

**Comment 3:**

Garage floor slab has settled approximately 3" at house. This is not a structural issue but rather a drainage issue. Water and snow from cars will drain toward the home instead of toward the door. Likely caused by compaction of fill below the floor. Contact a concrete lifting (Mudjacking) contractor for costs and options for repair.



Figure 3-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground With Binoculars
Roofing Material:	3 Tab Shingle, Metal
Ventilation Present:	Roof, Soffit, Gable Ends, Ridge Vent
Gutter Material:	Metal

**Comment 4:**

Downspouts discharge into buried drains. Unable to verify if these are clear and functional. Monitor after heavy rains. Clean out drains or discharge onto grade if not functional.

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Materials:	Concrete
Floor Structure:	Wood Framed
Wall Structure:	Wood Framed



Comment 5:

Waterproofing panels have been installed at front and left side of unfinished basement. This indicates likely water penetration into the basement at some time. Obtain and transfer and available warranties.



Figure 5-1



Figure 5-2

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Wood Framed
Inspection Method:	Inside
Attic Insulation:	Loose Fill, Batts

(Attic continued)



Comment 6:
Example of roof framing.

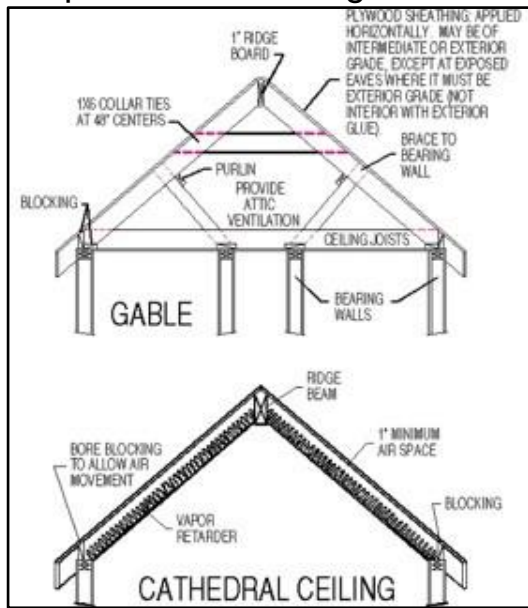


Figure 6-1



Comment 7:
View inside the attic. Ok.



Figure 7-1



Figure 7-2

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Service Panel Location:	Basement
Service Voltage:	240 volts
Service Amperage:	200 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Not Present
Wiring Method:	Conventional Copper
Smoke Detectors Present:	Yes



Comment 8:
Inside main electrical panel. Ok.



Figure 8-1

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Gas
Type of Equipment: Forced Air
Type of Distribution: Metal Ducting



Comment 9:
Furnace operates as expected. Ok.



Figure 9-1



Figure 9-2

(Heating continued)



Comment 10:

Humidifier is present and operates as expected. Media will need to be changed it cleaned yearly.



Figure 10-1

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
Type of Distribution:	Metal Ducting

(Cooling continued)



Comment 11:

Ac unit operates as expected but is nearing the end of its life expectancy. Plan to replace in near future.



Figure 11-1



Figure 11-2

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic
Supply Pipe Material:	Copper
Location of Water Shutoff:	Basement
Location of Fuel Shutoff:	At Meter
Water Heater Fuel:	Electric
Water Heater Capacity:	65 gal

(Plumbing continued)



Comment 12:
Water heater operates as expected.



Figure 12-1



Figure 12-2



Comment 13:
Sewage ejector is located in basement. Be careful what is flushed as some items could damage unit. Do not use basement plumbing when power is out.



Figure 13-1

(Plumbing continued)



Comment 14:

Whirlpool tub operates as expected. Fill with water and a cup of bleach. Run for 1/2 hour then drain and fill with clean water to rinse.



Figure 14-1



Comment 15:

Hall bath shower head has poor flow. Other fixtures in this group are acceptable and flow does not change when other fixtures are turned on or off. Have checked and repaired by a licensed plumber. Likely a malfunctioning anti scald valve.



Figure 15-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:	Dishwasher, Food Disposer, Range, Microwave
Cooking Fuel:	Electric
Ventilation Type:	Recirculating



Comment 16:
Appliances operate as expected. Ok.

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Double Hung, Casement
Window Materials:	Vinyl
Entry Door Types:	Hinged
Entry Door Materials:	Wood, Metal
Fireplace/Stove Type:	Manufactured



Comment 17:
Gas logs operate as expected. Ok.



Figure 17-1