

# Closer Look Property Inspections Inc

Website: <http://www.closerlookpi.com>  
Email: [middleton520@verizon.net](mailto:middleton520@verizon.net)  
Phone: (516) 455-6742  
520 Linwood Street  
Uniondale New York , 11553  
Inspector: Eric Middleton  
New York State License #16000004785

## Property Inspection Report

Client(s): **Mrs. Home Buyer**  
Property address: **184 Some Where Ave**  
**New York**

Inspection date: **Saturday, January 23, 2010**

This report published on Thursday, August 26, 2010 2:28:26 PM EDT

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## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

## Structural Pest Inspection Concerns

Concerns relating to the structural pest inspection are shown as follows:

	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

[Click here](#) for a glossary of building construction terms.

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## General information

Inspector: Eric Middleton

Structures inspected: House & Garage  
Type of building: Single family  
Time started: 2:30pm  
Time finished: 6:pm  
Inspection Fee: \$500  
Payment method: Check  
Present during inspection: Client(s), Property owner(s), Realtor(s)  
Occupied: Yes  
Weather conditions: Clear  
Temperature: Cold  
Ground condition: Dry  
Foundation type: Finished basement  
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1)  This property has fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

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## **Exterior**

Footing material: Not visible  
Foundation material: Poured in place concrete  
Apparent wall structure: Wood frame  
Wall covering: Brick veneer, Vinyl  
Driveway material: Poured in place concrete  
Sidewalk material: Poured in place concrete  
Exterior door material: Solid core wood, Solid core steel

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2)  The downspouts have no extensions, this can result in water accumulating around the structure's foundation, or in the basement. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Repairs should be made as necessary, such as installing or repositioning splash blocks, so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.



Photo 1  
Extensions needed



Photo 11  
Extension needed

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3)  Caulk is needed on the south/west side of the house where the ground and the exterior wall meet. The present condition will allow rain water to enter the basement over time which could cause damage to the foundation walls, and is a conducive condition for mold and wood destroying insects.

On the south/west side has a repaired crack, this area should be monitored for movement. If movement does occur a structural engineer is recommended for repairs

The exterior steps under the deck has some cracks. These areas should be repaired by a qualified mason to prevent further damage.



Photo 2  
Caulk needed on ground and exterior wall



Photo 3  
Caulk needed on ground and exterior wall



Photo 4  
Repaired exterior crack south/west wall

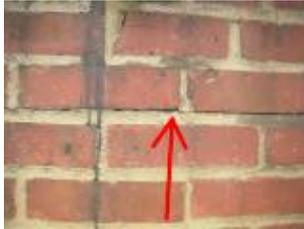


Photo 12  
Cracks in rear exterior steps



Photo 13  
Cracks in rear exterior steps foundation

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4)   The caulking around the basement windows has cracked and deteriorated in some areas and should be recaulked to prevent moisture and rain water from entering the structure which could cause mold, and wood destroying insects to enter in and cause damage to the wood members.



Photo 16  
Caulk needed on basement windows



Photo 17  
Caulk needed on basement windows

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5)   Many of the joist hangers for the deck in the rear are badly rusted, and not all the nails are installed. This condition will weaken the joist over time. The rusted joist hangers will need to be replaced, and the proper amount of nails installed to give the deck the strength to support the weight above.

The bottom step on the deck is rotted and needs to be replaced for safety as it is in contact with the soil. The deck post is in contact with the ground which could cause the bottom to rot. Braces are usually installed which would protect the post from water rot.



Photo 5  
Rusted joist hanger



Photo 6  
Missing nails on joist hanger



Photo 7  
Post in contact with ground



Photo 8  
Broken Step in contact with ground



Photo 14  
Post in contact with dirt

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6)  The outside faucets were not evaluated due to their being winterized with covers, and are excluded from this inspection.

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## Roof

Roof inspection method: Traversed

Roof type: Gable

Roof covering: Asphalt or fiberglass composition shingles, Rolled

Gutter & downspout material: Aluminum

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7)   The roof cover has cracks in some areas which are potential leak areas, and is showing signs of aging. Some areas have been repaired. The roof cover will need to be replaced in the near future due to the cracks, and the deteriorated granules which give the roof cover its rough surface .

Tar has been used as caulking on the vents, although this is not a defect these areas will have to be monitored. Tar should not be used as caulking as it will crack over time and present potential leaks.

Recommend further evaluation, and repairs from a qualified roofing contractor.



Photo 21  
Repair work noted on roof cover



Photo 23  
Cracks around roof vent



Photo 24  
Cracks on tar paper



Photo 25  
Repair noted



Photo 22  
Chimney crown needs repair



Photo 26  
Missing granules



Photo 27  
Missing granules



Photo 18  
Roof repair



Photo 19  
Tar used as caulk on chimney



Photo 20  
Chimney crown needs repair

8)   Roofing nails in some areas have loosened or backed out. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary, such as reseating nails and applying sealant.



Photo 28  
Popped nails

## Garage

9)   It is recommended that gutters and downspouts be installed on the garage so that rain water can be diverted away and prevent interior damage to the garage floor.

It is recommended that qualified electrician install GFCI receptacles as the garage has the potential to contain moisture. GFCI receptacles prevent electric shock when in use.



Photo 29  
GFCI recommended



Photo 30  
Gutters recommended

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## **Electric service**

Primary service type: Overhead  
Primary service overload protection type: Circuit breakers  
Service amperage (amps): 100  
Service voltage (volts): 120/240  
Location of main service switch: Basement  
Location of main disconnect: Breaker at top of main service panel  
Service entrance conductor material: Aluminum  
System ground: Cold water supply pipes  
Main disconnect rating (amps): 100  
Branch circuit wiring type: (BX) Armor clad  
Smoke detectors present: No

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10)   Some wires in the main service panel appear to be undersized for their overcurrent protection devices (circuit breakers or fuses). This is a safety hazard due to the risk of fire. A qualified electrician should evaluate and repair as necessary.

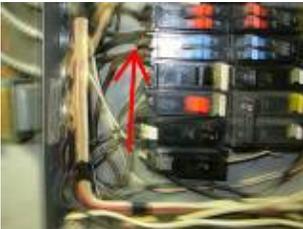


Photo 38  
Over sized & Under sized conductors

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11)   One or more connections with aluminum wires in the main service panel lack anti-oxidant paste. Oxidation usually occurs without it, and may result in poor connections, overheating, and possibly fires. A qualified electrician should evaluate and apply anti-oxidant paste as necessary.



Photo 39  
Aluminum service entrance conductors

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12)  The ground connection to the cold water pipe could not be verified due to an interior wall built in front of the water meter. You may wish to find out from the owners if it is connected, if not a qualified electrician should install a ground rod.

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13)  The electric receptacles in the living room are two (2) prong instead of three(3) prong. Modern devices use three prong grounding receptacles. Recommend installing three (3) prong grounded receptacles by a qualified electrician.

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14)  The legend for overcurrent protection devices (breakers or fuses) in the main service panel is missing. Recommend installing, updating or correcting the legend as necessary so it's accurate. Evaluation by a qualified electrician may be necessary.

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## **Water heater**

Estimated age: 2 Yrs

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 50

Manufacturer: A.O. Smith

Water temperature (degrees Fahrenheit): 120

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15)  No drain line is installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. A qualified plumber should install a drain line as per standard building practices. For example, extending to 6 inches from the floor, or routed so as to drain outside.

The water heater vent is venting into the same vent stack as the furnace, this is a safety hazard as it could cause a back-draft of flue gases. The smaller flue vent which is the water heater should be installed above the larger furnace vent. A qualified heating contractor or plumber should evaluate and repair as needed.



Photo 37  
Missing drain tube



Photo 36  
Furnace & water heater  
venting together.  
Water heater vent  
(right) should be above  
the furnace vent.

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## **Heating and cooling**

Estimated age: 3yrs

Primary heating system energy source: Natural gas

Primary heat system type: Hot water

Primary A/C energy source: Natural Gas

Distribution system: Metal pipe

Manufacturer: Burn-ham

Filter location: At the base of the furnace

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16)  Recommend having the interior of the boiler inspected by a qualified heating contractor yearly to determine the condition of the heat exchanger. A cracked heat exchanger will result with the entire boiler being replaced.

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## **Plumbing and laundry**

Location of main water shut-off valve: Basement

Location of main water meter: Basement

Location of main fuel shut-off: Basement

Water service: Public

Service pipe material: Copper

Supply pipe material: Copper

Vent pipe material: Cast iron  
Drain pipe material: Cast iron  
Waste pipe material: Cast iron

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17) 🛠️ The plumbing under the kitchen sink should have a P- Trap installed. P- Traps are used to prevent sewer gases and odors from entering the house by using water as a seal. Recommend a qualified plumber evaluate and install the proper P- Trap.



Photo 40  
P- Trap needed under  
kitchen sink

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## **Fireplaces, woodstoves and chimneys**

Chimney type: Masonry

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18) 🔧🔍 The masonry chimney crown is deteriorated (cracked or broken) and needs repairs or replacement. The crown is meant to keep water off of the chimney structure. The chimney can be damaged by wet masonry going through freeze-thaw cycles. A properly constructed chimney crown should:

- Be constructed using either pre-cast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2-1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), and this gap should be filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

A qualified chimney service contractor or mason should evaluate and repair or replace the crown as necessary.

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## **Basement**

Pier or support post material: Steel  
Beam material: Solid wood  
Floor structure above: Solid wood joists

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19) ⓘ The basement walls were covered with wood panels. Due to the wall covering the interior foundation walls could not be fully evaluated.

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## **Kitchen**

20) 🔧 ⓘ The exterior door shows signs of air intrusion. Weather strip should be installed to prevent air intrusion.

21) ⓘ One or more kitchen appliances appear to be near, at, or beyond their intended service life of 10 to 15 years. Recommend budgeting for replacements as necessary.

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## **Bathrooms**

22) ⚡ It is recommended that all receptacles that are installed around any sinks with running water be a Ground Fault Circuit Interrupter (GFCI) type. These type of receptacles are designed to shut down in the event water enters the outlet or electronic device, preventing an electric shock. Recommend a qualified electrician install GFCI as needed.

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23) 🛠️💧 Both bathrooms have a shower, but do not have an exhaust fan installed. Moisture accumulation will occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during cold weather when the window is closed. A qualified contractor should install exhaust fans as per standard building practices where missing in bathrooms with showers.

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24) ⓘ The bath tubs do not have an overflow drain. When running bath water monitoring the water is needed because if left unattended it will overflow and cause interior water damage.

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25) 💧 Caulk should be installed around the sinks to prevent water from seeping into the walls and under the sink.



Photo 32  
Caulk needed around  
sink



Photo 31  
GFCI recommended in  
all bathrooms & Kitchen  
sinks areas.

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## **Interior rooms**

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26) ⚡🛠️🔍 Two-pronged electric receptacles rather than three-pronged, grounded receptacles are installed in the interior rooms. They are considered to be unsafe by today's standards and limit the ability to use appliances that require a ground in these rooms. Examples of appliances that require grounded receptacles include:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. A qualified electrician should evaluate and install grounded receptacles as per the client (s)' needs and standard building practices.

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27) 🛠️🔍 Seals between double-pane glass in one or more windows appear to have failed based on condensation or stains between the panes of glass. A qualified contractor should evaluate and replace glass where necessary.

Be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that were identified may also have failed seals and need glass replaced too.



Photo 35  
Broken seal in bedroom window

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28) 🔧🔍 Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the subfloor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [Squeeeeeek No More and Counter Snap fasteners](#) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering, and the access to the underside of the subfloor. Recommend having a qualified contractor evaluate and repair as necessary.

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29) 🔧 There are vertical cracks above both windows in the upstairs bedrooms that are 1/8th of an inch in width. These maybe a structural issue since both cracks are in the same location in both bedrooms. Recommend a qualified contractor evaluate these areas to determine if there is a structural problem or if the drywall was improperly installed.



Photo 33  
Crack above window

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30) 🔧 A section of the floor in the bedroom upstairs under the rug has some wood rot , and water stains. A qualified carpenter should evaluate and repair as needed.



Photo 34  
Wet stains on floor in bedroom



Photo 9  
Missing raisers



Photo 10  
Broken deck board



Photo 15  
Caulk needed around  
vent

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