

Inspection: 18009

(S) A Zinsco or Sylvania-Zinsco brand electrical panel is installed in this building. Serious electrical hazards may be present in the panel which could result in overheating, fire, or inability to turn off the electric power in the home. We recommend a full evaluation by a licensed electrician who is familiar with this equipment. The panel should be replaced. Additional information about this hazards is available at an independent building failures research website. [www.inspect-ny.com/electric/Zinsco.htm](http://www.inspect-ny.com/electric/Zinsco.htm).



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#### Conductors:

##### Feeder and Circuit Wiring:

(E) The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex and existing knob and tube wiring in use. Due to its age and increased circuit needs, it is suggested that consideration be given to upgrading the system to current standards. Estimates from a qualified licensed electrician would be needed.

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#### Electrical Outlets:

##### Ground Fault Protected Outlets:

(S) This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

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#### Other Electrical Circuitry:

##### Smoke Detectors:

The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

##### Carbon Monoxide Detector:

A carbon monoxide detector noted. They are required on each level.

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#### Electric Service Condition:

##### Utility Services:

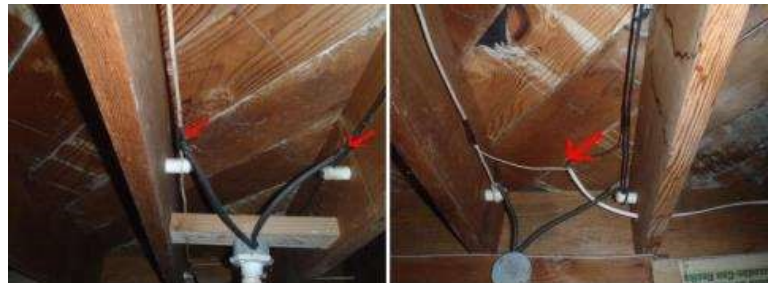
The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

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#### Electrical:

##### Interior View of Basement:

(S) Exposed splices not contained in approved junction box noted. Recommend further evaluation/corrections by a licensed Electrician.



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**Roof Decking:**

The roof decking material is oriented strand board sheathing over skip sheathing.

**Ventilation Hi/Low:**

There appears to be adequate ventilation installed.

**Insulation Noted:**

The attic insulation appears to be adequate and properly installed.



## PLUMBING SYSTEM

**Plumbing:****Interior Supply Piping Material:**

The interior supply piping in the structure is copper, galvanized and pvc.

**Exterior Hose Bibs Functional:**

The exterior hose bib(s) appeared to function normally.

**Functional Supply:**

By testing multiple fixtures at one time, functional flow of the water supply was verified.

**Supply Piping Conditions:**

(C) Repairs using pvc pipe noted. This is not an approved material for house distribution. Recommend further evaluation/corrections from a licensed plumber.  
(M) There were copper to galvanized connections noted. This condition can promote corrosion through a process called electrolysis. Recommend monitoring this condition.



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**Trim Condition:**

(C) Dry rot found in the north side window and door trims. Recommend removing damage wood, inspecting for hidden damage and/or pest infestation and replacing with new material. Recommend correcting this condition(s).



(C) (E) More dry rot and bore holes noted in the trim of the den windows. Recommend further evaluation by a pest control specialist.



**Soffit/Eaves:**

The soffit/eaves appear to be adequate and show only signs of normal wear.

**Fascia & Rake Boards:**

The fascia and rake boards appear to be in adequate condition but do show signs of organic buildup. See gutters in roof section.

**Outside Entry Doors:**

Pet scratches and damaged weather strip noted.





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(E) The floors are in functional condition except a high moisture reading was observed and swelling noted near the left side of the doors. Poor weather strip at bottom door? Recommend further evaluation/corrections from a qualified specialist.

**Windows:**

The windows and associated hardware in this room are all functional.

**Skylight:**

(E) Some paper lift near bottom of skylight noted. No stains noted. Past leak? Recommend further evaluation/corrections from a qualified specialist.

**Heat Source Noted:**

There is a forced air register in this room. See heating section.

**Family Room:**

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(S) The ground and neutral wires are on the same bus bar. The ground wires should be connected to a separate non isolated bus bar. Recommend further evaluation/corrections by a licensed Electrician.

(S) Missing knockouts notes. This condition may allow mice access. These conditions are a safety hazard. Recommend correcting this condition(s).



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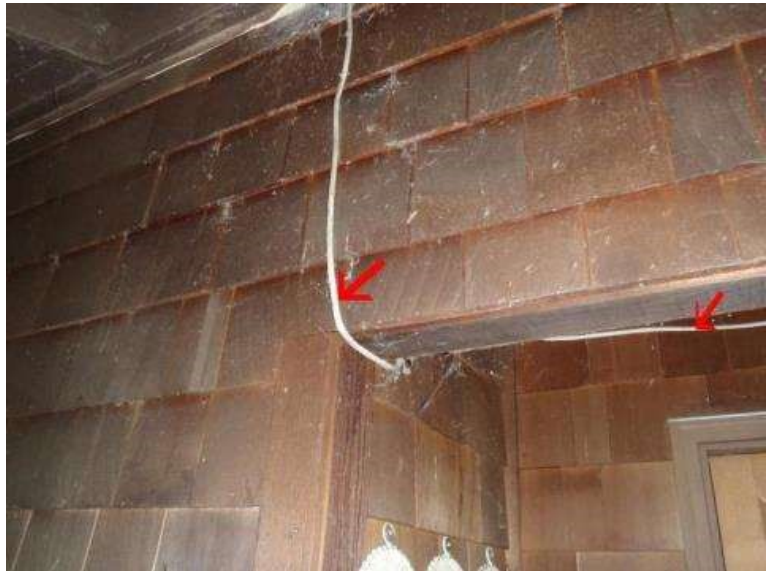
### Conductors:

#### Feeder and Circuit Wiring:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

#### Wire Protection/Routing:

(S) Exposed romex wire at the front porch noted. Recommend further evaluation/corrections by a licensed Electrician.



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### Switches & Fixtures:

#### General:

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(S) The exterior lights at the house and carport are not connected to an approved electric box. This condition allows the wires to be in contact with adjacent materials. This condition is a safety hazard. Recommend further evaluation/corrections by a licensed Electrician.



## Electrical Outlets:

### Ground Fault Protected Outlets:

(S) The Exterior GFCI outlet at the family room would not trip when the button was pressed. Its needs replacing.

(E) The exterior outlets near the den were functional but not determined if GFCI protected. Recommend further evaluation/corrections as needed.



### Sitting Area:

The receptacles were functional.

### Family Room:

(C) The receptacles were functional except the upper receptacle housing is loose. Recommend replacing. Located right of doors.





**Inspection:** 18006

(C) The roof covering material is in a condition that is consistent with its age except due to large amounts of tree debris. The roof inspection is limited. Hidden damage may exist in these areas. Recommend cleaning roof and a follow up inspection performed.



**Slope:**

Combination of high and medium slope.

**Flashing:**

The flashings around openings in the roof covering appear to be watertight and caulked as needed.

**Roof to wall flashing:**

(C) There is no diverter flashing installed where the runoff is coming down the wall. The shingles are showing sign of deterioration due to this condition. Recommend correcting this condition(s).



**Means of Roof Inspection:**

Inspection of the roof covering was from the roof edge, ground and upper floor windows. Due to weather and debris the inspector could not safely get on roof surface.

**Skylights:**

The skylight(s) appears to be functional and shows no signs of leaking except they should be cleaned and re-inspected along g with the roof.

**Valleys:**

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**Attic & Ventilation:****Attic Access Location:**

There is no attic access in this structure due to vaulted.

## PLUMBING SYSTEM

**Plumbing:****Water Source:**

Private Water Source - A private water source may include a well, cistern, or exposed pond or lake. None of these sources have approved quality standards by the State or County Health Departments. It is the homeowner's responsibility to maintain continuous testing of the water source for potability. Testing of the private water source may be obtained by the Inspection Company under separate direction and cost.

**Plumbing Service Piping Size to Structure:**

3/4" water service line from the meter to the main cutoff.

**Main Water Line Cutoff Location:**

Not found. At pump house?

**Interior Supply Piping Material:**

The interior supply piping in the structure is predominantly copper with some pex noted.

**Exterior Hose Bibs Functional:**

The exterior hose bib(s) appeared to function normally.

**Functional Supply:**

By testing multiple fixtures at one time, functional flow of the water supply was verified.

**Leaks in the Supply Piping Noted:**

(C) A significant leak under the bathroom or water heater closet noted. The moisture is affecting the subfloor and insulation, interior walls and draining into the crawlspace. Recommend further evaluation/corrections from a licensed plumber and further evaluation/corrections from a licensed contractor for subsequent repairs.

**Waste Line Materials**



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Good - Rust free and clean. Should provide years of service.

**Water Piping Condition:**

The incoming and output piping is installed correctly.

**Drain Valve:**

Yes - There is a drain valve installed on the lower side of the water heater.

**Temperature & Pressure Relief Valve:**

The temperature and pressure relief valve is of the correct rating for the water heater.

**Safety Overflow Pipe:**

The overflow pipe is correctly installed and routed to the exterior.

**Comments:**

(C) The floor under the pan is wet and the wall at the repair appears to be moist with fungus/mildew noted. See plumbing section. Recommend testing or removal if concerned and further evaluation/corrections from a licensed contractor.

Note: the hot water tank breaker was off at beginning of inspection. Owner turned on breaker but water temperature was not verifiable. Recommend verifying water temperature after water heater has been on for a while. Water temp may have been affected by current leak.



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**Conditions Noted in Exterior Walls, Interior View:**

(M) Shrinkage cracking was noted on the east and north wall of the addition side. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended. Recommend monitoring this condition.



**Moisture on Exposed Crawlspace Walls Noted:**

(C) Moisture intrusion noted at the corners. This may be caused by the downspouts emptying next to foundation. See roof section. Recommend correcting this condition(s) and monitoring after downspout corrections made.

(M) Some efflorescence noted on the walls. This is salt deposit left when the wall experiences wet and dry cycles. Recommend monitoring after exterior drainage improvements made.



**Beams:**

The beams appear functional.

**Crawlspace Ventilation:**

The cross-ventilation in the crawlspace appears to be adequate.

**Crawlspace Floor:**

Soil.

**Vapor Barrier Installed:**

Yes - There is a vapor barrier installed.

**Posts Condition:**

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**Skirting Condition:**

(C) Skirting materials consist of fiber composite panels. There is a lack of adequate clearance to the soil. This inadequate clearance may allow water to wick into the siding and can also hide insect or termite entry. Minor rot and damage is also noted. Recommend further evaluation/corrections from a qualified specialist.



**Trim Condition:**

(C) Rot noted on the trim between skirt and siding on north side. Recommend removing/replacing all affected materials. Marked 1 on drawing.

(C) Unpainted corner skirt trim noted and there is a lack of adequate clearance to the soil. This inadequate clearance may allow water to wick into the siding and can also hide insect or termite entry. Recommend correcting this condition(s).



Inspection: 18005



**Soffit/Eaves:**

(E) The soffit/eaves appear to be adequate and show only signs of normal wear except there appears to be some moisture damage where under the electric mast. Current leak? Recommend further evaluation/corrections from a qualified specialist. Marked 3 on drawing.

Inspection: 18005

**Fascia & Rake Boards:**

(C) Minor rot at north east corner at gutter leak noted. See roof section. Recommend correcting this condition(s). Marked 2 on drawing.

**Condition of Painted Surfaces:**

The finish or exposed painted surfaces are functional.

## INTERIOR LIVING SPACES

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.*

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(S) No stairs were installed and the guardrail was missing. This condition is a safety hazard. Recommend correcting this condition(s).



#### Fireplace:

**Exterior Stack Material:**

The exterior fireplace stack is made of mortar and brick.

**Exterior Stack Condition:**

The exterior stack appears functional.

**Chimney Cap or Crown:**

No - There is no chimney cap installed. Installation of a chimney cap is highly recommended to prevent water from entering the masonry stack or entering the wood chase causing deterioration.



## INTERIOR LIVING SPACES

#### Interior:

**Floors:**



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**Roof Decking:**  
wood boards.**Ventilation Hi/Low:**

There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

**Insulation Noted:**

The attic insulation appears to be older. Its efficiency is not determined.

**Electrical**

(S) Junction box covers were missing. Recommend correcting this condition(s).



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**Tank Capacity:**

50 gallon water heaters were installed.

**Fuel Source for Water Heater:**

The water heater is electrically heated.

**Electric Service to Water Heater:**

(S) The electric service to the hot water heaters in the bathroom is not installed in an acceptable manner. There are exposed connections. All electrical connections should be done inside a protective junction box.



(S) The electric clamp is missing on the laundry room water heater. These conditions are a safety hazard. Recommend correcting these condition(s).



**Exposed Water Heater Condition:**

(C) The tanks are not strapped to resist movement. Recommend correcting this condition(s).

(M) Ok except some corrosion on right side water heater in bathroom noted. Recommend monitoring this condition.



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*foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.*

**Foundation:****Type of Foundation:**

Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.

**Foundation Materials:**

Poured in place concrete and concrete masonry blocks.

**Visible Portions of Exterior Foundation Walls:**

The exposed portions of the perimeter foundation walls appear to be adequate.

**Visible Foundation Wall Cracks at Exterior:**

(E) Cracking/separation in foundation walls was noted from the exterior. Recommend further evaluation/corrections by a licensed Engineer if concerned.

**Interior View of Basement:****Interior of Basement Percentage Finished Into Living Space:**

The basement was unfinished but full of stored items or personal belongings. This condition limits the inspection. Recommend re-inspection of basement area after items are moved out and prior to close of escrow.

**Basement Ceiling Exposed:**

Most of the ceiling is open allowing visibility of the ceiling/floor joists.

**Sill Plates Percentage Visible:**

Visibility of the sill space is limited. Only that portion that is readily visible is inspected.

**Conditions Noted in Exterior Walls, Interior View:**



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**Evidence of Insect Infestation:**

(E) Evidence of subterranean termites were found. Tube debris on floor and under carpet noted. Recommend further evaluation/corrections from a qualified pest control specialist.

**Location of Insects Noted:**

Located in area (to the right) prior to laundry area.

**Walkout Basement:****Outside Entry Doors:**

(C) There is a wood walkout door installed. The door needs to be painted. Recommend correcting this condition(s).

**Crawlspace:****Crawlspace Entrance:**

Near bottom of stairs.

**Crawlspace Inspected By:**

The crawlspace was inspected by entering and crawling through.

**Crawlspace Ceiling Exposed Percent:**

The sub floor is open allowing visibility of the ceiling/floor joists.

**Moisture on Exposed Crawlspace Walls Noted:**

There were no elevated moisture levels noted on the exposed areas of the basement walls.

**Crawlspace Ventilation:**

The cross-ventilation in the crawlspace appears to be adequate.

**Crawlspace Floor:**

Soil.

**Vapor Barrier Installed:**

(U) There is no vapor barrier installed. Recommend upgrading this item.



Inspection: 18008

(C) The siding is in serviceable condition except there some inset and popped out nails noted. Recommend correcting this condition(s).

Note: it is important to monitor the composite siding for nail pops, bottom edge swell and gaps.



**Siding Condition :**

(C) The siding on the north side is dirty and debris build up at wall roof to wall flashing noted. Minor repair noted. Moistures damage from debris build up? Recommend cleaning debris.



Inspection: 18008

**Siding Condition:**

(C) Gaps between the cement boards noted.  
Recommend caulking as needed.

**Trim Condition:**

(C) The trim is intact and functional except minor dry rot at front porch post notes. Recommend correcting this condition(s).

(C) Some of the post trim paint is weathered/peeling off.  
Recommend correcting this condition(s).

**Trim Condition :**



Inspection: 18008

**Trim Condition :**

(C) Minor paint cracking noted on upper trim.  
Recommend correcting this condition(s).



**Soffit/Eaves:**

The soffit/eaves appear to be adequate and show only signs of normal wear.

**Fascia & Rake Boards:**

The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.

**Condition of Painted Surfaces:**

(U) The finish or exposed painted surfaces are functional except the west and south sides are faded.  
Recommend budgeting for paint.



**Outside Entry Doors:**

Metal and vinyl slider doors were installed.

**Windows Type:**

vinyl framed insulated glass windows were installed.

**Window Flashing:**

Flashing was installed above the windows.

**Earth-to-Wood Clearance:**

There appears to be adequate clearance between the earth and the wood.

## INTERIOR LIVING SPACES

**Interior:**

**Floors:**

The floor coverings consist of laminate, carpet and vinyl.

**Electrical Outlets:**

(C) Several receptacles were noted to be loose from their boxes. Recommend correcting this condition(s).

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to*

Inspection: 18008

(C) The countertops in the kitchen are functional except the grout needs repaired where the backsplash meets the counter top. Recommend correcting this condition(s).

**Cabinets, Drawers, and Doors:**

The cabinets, doors, and drawers were functional.

**Kitchen Plumbing:****Faucet and Supply Lines:**

Faucets and supply lines appear functional with no leaks noted.

**Sink and Drain Lines:**

The sink and drainage lines appear to be functional.

**Kitchen Appliances:****Food Waste Disposal:**

The food waste disposal appears to be functional.

**Dishwasher:**

The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally.

**Range Hood:**

The microwave exhaust fan was functional.

**Range/Oven Fuel Source:**

Gas - There is a gas line installed for a range/oven.

**Range/Oven:**

(C) The range/oven appears to be functional except the right front burner igniter didn't function properly. Recommend further evaluation/corrections from a qualified specialist.

**Microwave Oven:**

There is a microwave present. This appliance is outside the scope of this inspection.

**Refrigerator:**

There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.

**Heat Source:**

There is a forced air register in this room. See heating section.

Inspection: 18008

### Heating Plant- Primary Unit:

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**Heating System Type:**

A forced air furnace is installed as the primary source of heat.

**Heating System Location:**

Garage.

**Fuel Source:**

Natural Gas.

**Equipment Description:**

(E) The unit was a little dirty inside. Recommend further evaluation/corrections from a HVAC company if concerned.

**Approximate Age:**

2011.

**Flues, Vents, Plenum:**

The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

**General Operation & Cabinet:**

Unit was operational at the time of inspection.

**Burners / Heat Exchangers:**

Burner Flame(s) appear typical.

**Pump / Blower Fan:**

General condition appears serviceable.

**Filter Type/Size:**



Inspection: 18008

(C) The filters appeared to be dirty. Recommend cleaning or replacing as needed.



#### Ducts Condition:

The ductwork appears to be properly installed and supported except one of the ducts in the crawlspace was damaged and a hole was visible. located under southwest corner house. Recommend further evaluation/corrections from a HVAC company.



#### Normal Controls:

Thermostat is located in the dining room. It was functional.

## ROOF & ATTIC

*Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.*

*The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.*

#### Roofing:

##### Type Roof:

Combination of gable and hip styles.

Inspection: 18008

(U) No drip edge flashing installed. this flashing can further protect the roof sheathing. Recommend upgrading this item.



**Slope:**

Medium to high slope.

**Flashing:**

The visible flashings around openings in the roof covering appear to be watertight and caulked as needed.

**Roof to wall flashing:**

(U) The roof to wall flashings appear functional except the is no kick-out flashing a the porch cover noted. (U)



(C) The right side dormer flashing nail wasn't sealed with mastic like the others and it is rusted. Recommend correcting this condition(s).



Inspection: 18004

## FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Foundation:

**Type of Foundation:**

Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

**Foundation Materials:**

Poured in place concrete, 8 inches or more thick.

**Visible Foundation Wall Cracks at Exterior:**

Yes - Cracking in the vertical foundation walls was noted from the exterior.

**Location of Wall Cracks and Description:**

(E) Vertical crack and leaning of east side foundation wall were noted. Conditions exist that warrant further investigation by a Professional Engineer. Seek bids to remedy the condition from at least three (3) Licensed Professional Foundation Contractors. Marked C on drawing.

Typical small/hairline cracks were noted in at least one exterior wall. The larger cracks were in the older foundation.





Inspection: 18004

**Trim Condition:**

(C) The trim is intact and functional except there is dry in some of the window sills. The trim on the left rear side window is deteriorated to the point that it needs replacement. Recommend correcting this condition(s).

(C) Minor rot in front right window noted. Recommend correcting this condition(s).

**Soffit/Eaves:**

(M) The soffit/eaves appear to be functional except osb was used on the rear eave. This material is painted but is not intended to be left exposed. Recommend monitoring this condition for swelling.

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**Fascia & Rake Boards:**

The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.

**Condition of Painted Surfaces:**

(C) The finish or exposed painted surfaces are functional except there are areas of bubbled paint noted near at the front porch cover. Water may be getting behind the flashing due to debris build up(see roof) Recommend further evaluation/corrections from a qualified specialist.

**Outside Entry Doors:**

The outside entry door(s) is functional as noted from the exterior.

**Windows Type:**

older single pane wood, vinyl and metal thermal windows are installed.

**Window Condition:**

The window framing and glass are functional. Note: some of the older wood windows are stuck/hard to open or inaccessible.

**Window Flashing:**

(C) The older windows were not flashed (not required at time of construction) but are in need of maintenance (paint/caulking). Recommend correcting this condition(s).

The installed window flashing above the newer windows appears to be adequate.

Inspection: 18004

## ELECTRICAL SYSTEMS

*We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.*

*Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.*

### Service:

**Type & Condition:**

Overhead.

### Electrical Distribution Panels:

**Main Panel Location:**

Exterior of house on right side.

**Panel Accessibility:**

The electrical panel is in a location that makes it readily accessible.

**Main Circuit Rating:**

200 amps.

**Main Panel Devices:**

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

**Main Panel Observations:**

(S) A Zinsco or Sylvania-Zinsco brand electrical panel is installed in this building. Serious electrical hazards may be present in the panel which could result in overheating, fire, or inability to turn off the electric power in the home. We recommend a full evaluation by a licensed electrician who is familiar with this equipment. The panel should be replaced. Additional information about this hazards is available at an independent building failures research website. [www.inspect-ny.com/electric/Zinsco.htm](http://www.inspect-ny.com/electric/Zinsco.htm).

(S) Blanks were missing from the panel. Recommend correcting this condition(s). Circuit and wire sizing correct so far as visible.



### Conductors:

**Feeder and Circuit Wiring:**

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. The house has existing knob and tube wiring in use. Due to its age and increased circuit needs, it is suggested that consideration be given to upgrading the system to current standards. Estimates from a qualified licensed electrician would be needed.



Inspection: 18004

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**Switches & Fixtures:****General:**

(S) Exposed romex wiring is noted. Recommend exposed wiring be properly protected in approved conduit.



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**Electrical Outlets:****General:**

(S) Some grounded type outlets did not appear to be properly grounded. Recommend switching back to two prong type or installing GFCI receptacles. Recommend further evaluation/corrections by a licensed Electrician.

**Ground Fault Protected Outlets:**

(S) At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: Outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

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**Other Electrical Circuitry:****Smoke Detectors:**

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

**Carbon Monoxide Detector:**

There is a functional carbon monoxide detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Inspection: 18004



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**Electric Service Condition:****Utility Services:**

- (C) The overhead wire were in contact with trees. Recommend trimming trees.
- (M) The service conductor wires were showing signs of weathering/wear. Recommend monitoring this condition.

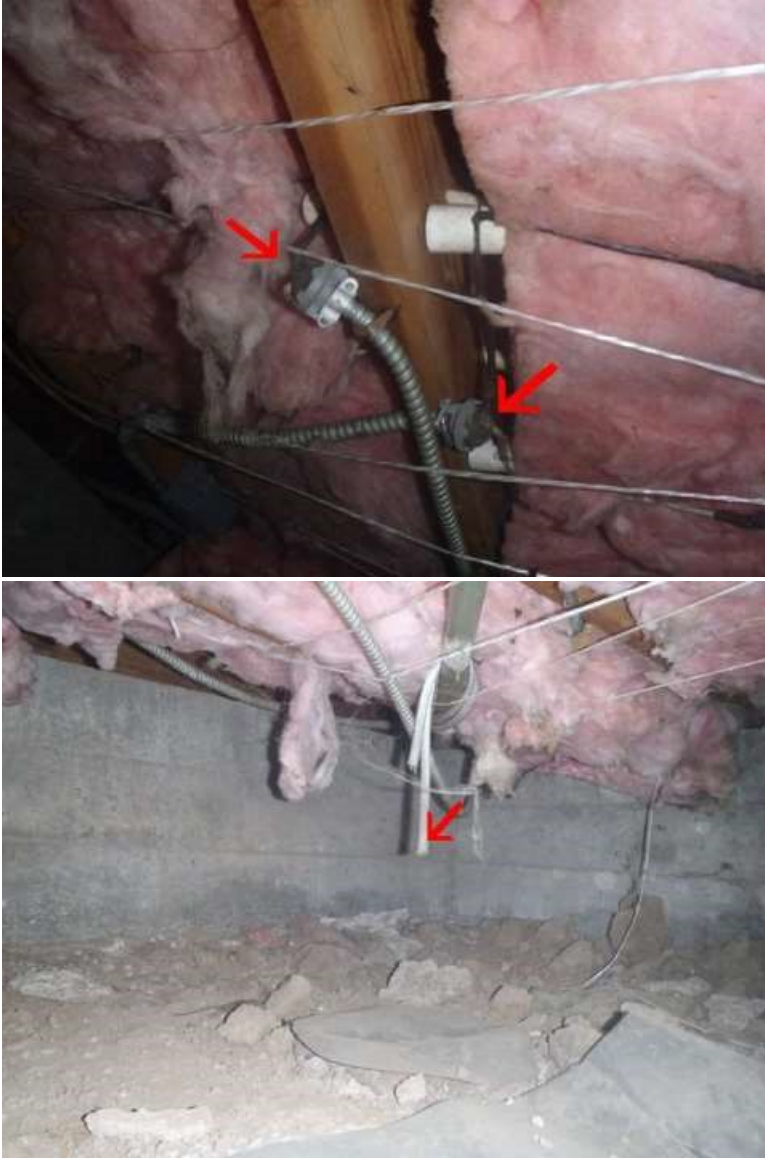


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**Electrical:****Crawlspace:**

- (S) Old knob and tube wire was noted. It was active and in contact with the insulation. Recommend further evaluation/corrections by a licensed Electrician. Marked E on drawing.
- (S) Dead ended wires noted. If energized they pose a safety hazard. They should be removed or contained in an approved junction box with wires nuts. Marked E on drawing.

Inspection: 18004



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**Lighting:****Bathroom:**

The light fixture was functional.

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**Ground Fault Interrupt Outlets:****Bathroom:**

There is a functional Ground Fault Circuit Interrupt outlet installed.

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**Light Switch:****Bathroom:**

The light switch is functional.