



# YOUR INSPECTION REPORT

*The Power of Knowing. Peace of Mind.*

PREPARED BY:

David Astorina



FOR THE PROPERTY AT:

95 Candor Hill Road  
Candor, NY 13743

PREPARED FOR:

JEAN CELESTE

INSPECTION DATE:

Wednesday, February 6, 2013



**Green Home Heroes**

*The power is yours.*

Green Home Heroes, LLC

95 Candor Hill Road

Candor, NY 13743

607-379-9739

[greenhomeheroes.com](http://greenhomeheroes.com)

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Recall*Chek*.



Scan to download  
report



March 5, 2013

Dear Jean Celeste,

RE: Report No. 1003, v.4  
95 Candor Hill Road  
Candor, NY  
13743

Thanks very much for choosing Green Home Heroes to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association and the State of New York. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

David Astorina  
on behalf of  
Green Home Heroes, LLC

Green Home Heroes, LLC  
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Candor, NY 13743  
607-379-9739  
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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Exterior

### **ROOF DRAINAGE \ Gutters**

**Condition:** • [Missing](#)

Install gutters to prevent future water intrusion in walls and basement, and front porch.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various

**Task:** Improve

**Time:** Discretionary

**Cost:** \$1,000 - \$4,000

### **PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards**

**Condition:** • [Rot or insect damage](#)

Railings decaying on the north and west sides. Need to be repaired by a qualified professional.

**Implication(s):** Fall hazard

**Location:** Front Porch

**Task:** Repair

**Time:** Less than 1 year

**Cost:** \$200 - \$600

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

95 Candor Hill Road, Candor, NY February 6, 2013

Report No. 1003, v.4

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IN BRIEF ...

**ROOFING**

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

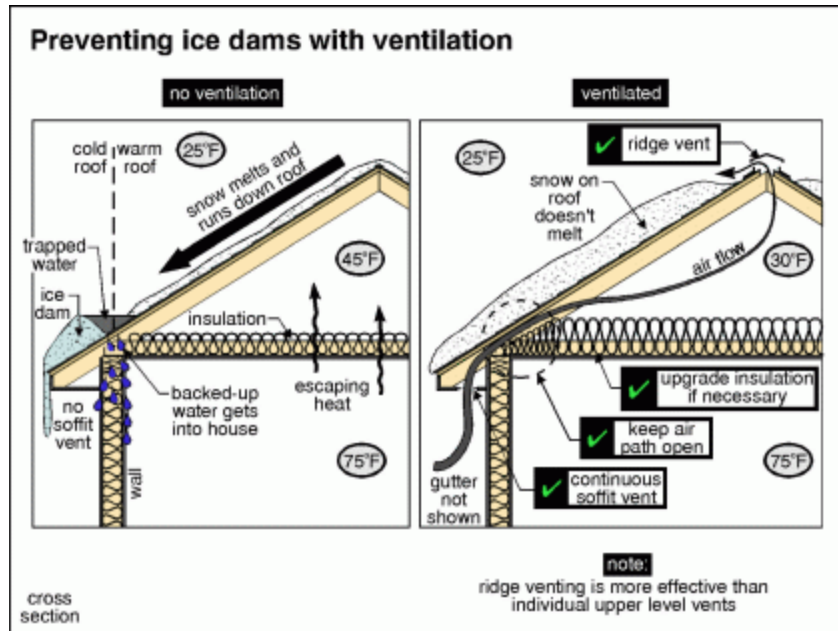
INTERIOR

REFERENCE

## Description

### Sloped roofing material:

- [Asphalt shingles](#)



[Click on image to enlarge.](#)

**Probability of leakage:** • Low

## Limitations

**Roof inspection limited/prevented by:** • Roof inspected 75%

**Roof inspection limited/prevented by:** • Lack of access (too high/steep) • Snow/ice/frost

**Inspection performed:** • With drone

**Inspection performed:** • By walking on roof • With binoculars

## Description

### Gutter & downspout material:

- No gutters or downspouts

Decayed wood due to missing gutters.



1. No gutters or downspouts

**Gutter & downspout discharge:** • Not present.

**Gutter & downspout discharge:** • [Above grade](#)

**Lot slope:** • [Hillside](#)

**Wall surfaces - masonry:** • [Artificial stone](#)

**Wall surfaces :** • [Vinyl siding](#)

**Soffit and fascia:** • [Wood](#)

### Driveway:

- Gravel

Driveway is beginning to develop pot holes and ruts. Driveway will need to be resurfaced in 1-5 years.

**Walkway:** • Gravel

**Deck:** • Pressure-treated wood

**Porch:** • Pressure treated wood

### Exterior steps:

- Pressure-treated wood

Front porch has no railing along the stairs.

Balusters are rotted and should be repaired or replaced. Rain gutters will help keep moisture out of this area.



2. Pressure-treated wood

3. Pressure-treated wood

Garage: • General

## Recommendations

### ROOF DRAINAGE \ Gutters

1. Condition: • [Missing](#)

Install gutters to prevent future water intrusion in walls and basement, and front porch.

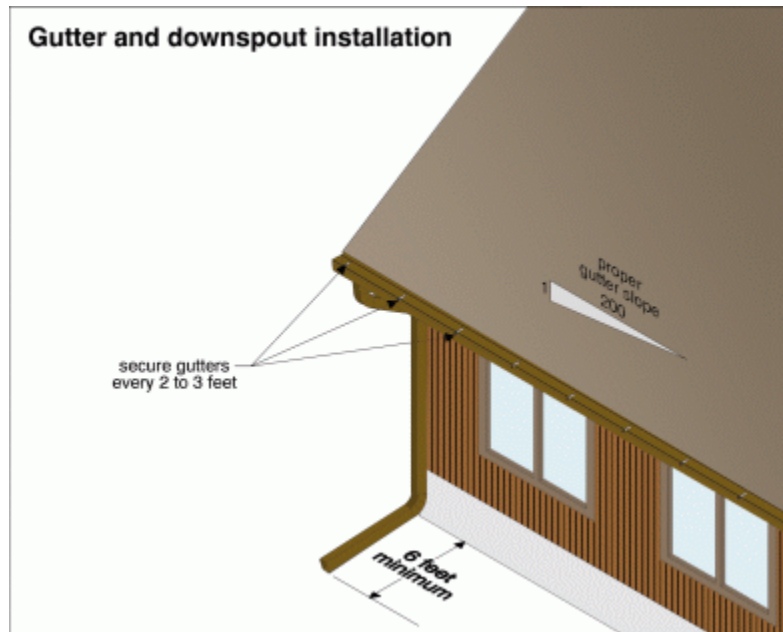
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various

**Task:** Improve

**Time:** Discretionary

**Cost:** \$1,000 - \$4,000



[Click on image to enlarge.](#)

# EXTERIOR

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## **PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards**

### **2. Condition:** • [Rot or insect damage](#)

Railings decaying on the north and west sides. Need to be repaired by a qualified professional.

**Implication(s):** Fall hazard

**Location:** Front Porch

**Task:** Repair

**Time:** Less than 1 year

**Cost:** \$200 - \$600

## **GARAGE \ Vehicle doors**

**3. Condition:** • Door sensors misaligned. Door will not close unless safety is overridden.

**Location:** Garage

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

## Description

**General:** • Roof is in good shape with a little moss growth on the roof above the porch on the northeast side. Installation of magnesium strips can help control this growth.

**Configuration:**

- [Basement](#)  
Full unfinished conditioned basement

**Foundation material:**

- [Insulating concrete forms](#)



4. Insulating concrete forms

**Floor construction:**

- [Concrete](#)  
Major crack in floor near basement entrance door. Minor cracks near the pool table in the center of the floor. Recommend repair with concrete caulk.



5. Concrete



6. Concrete



Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Trusses](#) • [Plywood sheathing](#)

## Recommendations

### FLOORS \ Concrete slabs

4. Condition: • [Cracked](#)

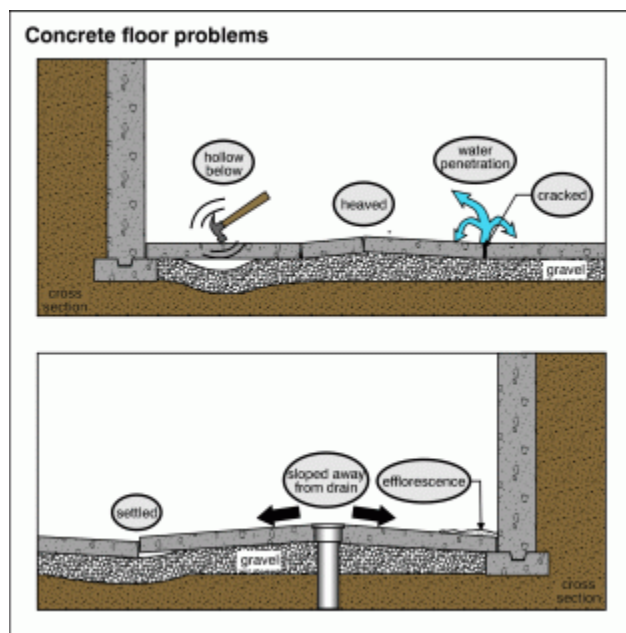
Floor is cracked by the basement walk-out entrance. Seal with floor caulk, and watch for further movement.

Location: South Basement

Task: Repair

Time: Discretionary

Cost: Minor



[Click on image to enlarge.](#)

## Description

**Service entrance cable and location:** • [Underground copper](#) • [Underground aluminum](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - basement](#)

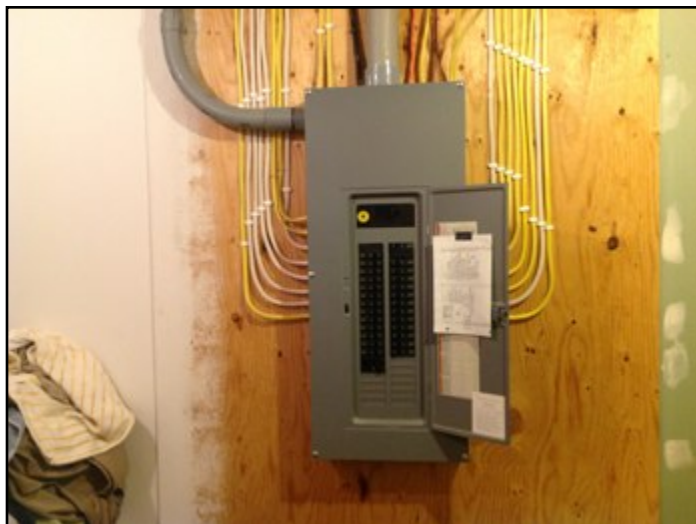
**Number of circuits installed:** • 22

**System grounding material and type:** • [Copper - ground rods](#)

**Distribution panel rating:** • [200 Amps](#)

**Distribution panel type and location:**

• [Breakers - basement](#)



7. Breakers - basement

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#)

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - kitchen](#)

**Smoke detectors:**

• [Present](#)

Hard wired with battery backup. Networked.

**Carbon monoxide (CO) detectors:**

• Present

In bedrooms and near boiler.

# ELECTRICAL

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## Limitations

**System ground:** • Quality of ground not determined

# HEATING

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## Description

**Fuel/energy source:** • Propane

**System type:** • [Boiler](#)

**Boiler manufacturer:** • Smith



8.

**Heat distribution:** • In floor hydronic radiant heat.

**Approximate capacity:**

• 120,000 BTU/hr

*Model number:* GVP-100 *Serial number:* GVP-2002-13243

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [11 years](#)

**Failure probability:** • [Low](#)

**Main fuel shut off at:** • Shut off to house at propane tank.

**Exhaust pipe (vent connector):** • Type B

**Fireplace:** • [Wood-burning fireplace](#)

**Chimney/vent:** • [Metal](#)

**Chimney liner:** • B-vent (double-wall metal liner)

**Carbon monoxide test:** • 10 parts per million - approximate

# HEATING

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**Combustion air source:** • Interior of home • Outside

# INSULATION AND VENTILATION

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IN BRIEF ...

ROOFING

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## Description

**Attic/roof insulation material:** • [Glass fiber](#)

**Attic/roof insulation amount/value:** • R-60

**Attic/roof ventilation:** • [Roof and soffit vents](#) • [Soffit vent](#) • [Ridge vent](#)

**Attic/roof air/vapor barrier:** • [Kraft paper](#)

**Wall insulation material:** • [Glass fiber](#)

**Wall insulation amount/value:** • [R-12](#) • Spot checked only

**Wall air/vapor barrier:** • Plastic

**Foundation wall insulation material:** • None in addition to insulated blocks.

## Description

**Water supply source:** • Private

**Service piping into building:** • [Plastic](#)

**Supply piping in building:** • [Plastic](#)

**Main water shut off valve at the:**

- Basement
- In closet at base of stairs.
- Front of the basement



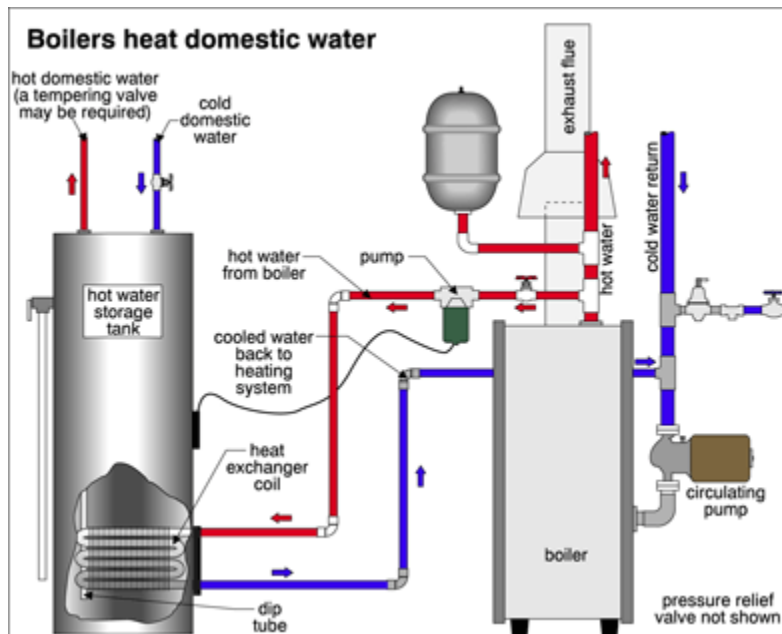
9. Front of the basement

**Water flow (pressure):** • [Functional](#)

**Water heater fuel/energy source:** • Propane

**Water heater type:**

- [Tankless/indirect](#)



Click on image to enlarge.

**Tank capacity:** • 50 gallons

**Water heater approximate age:** • 5 years

**Hot water circulating system:** • [Present](#)

**Waste disposal system:** • [Septic system](#)

**Waste piping in building:** • [PVC plastic](#)

**Floor drain location:** • None found

**Water treatment system:** • Water softener • Mechanical filter • Neutralizer

**Gas piping:** • Steel

## Limitations

**Items excluded from a home inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • Pool • Spa

## Recommendations

### RECOMMENDATIONS \ Overview

**5. Condition:** • No plumbing recommendations are offered as a result of this inspection.



## Description

**Major floor finishes:** • [Hardwood](#)

**Major wall finishes:** • [Gypsum board](#)

**Major wall and ceiling finishes:** • [Gypsum board](#)

**Windows:**

• [Single/double hung](#)

• Vinyl-clad wood

Anderson Brand

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Hinged • [Sliding glass](#) • [Metal](#)

**Oven type:** • Conventional • Convection

**Oven fuel:** • Electricity

**Range fuel:** • Propane

**Appliances:** • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Central vacuum

**Laundry facilities:** • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240

-Volt outlet • Gas piping

**Kitchen ventilation :** • Range hood • Discharges to exterior

**Bathroom ventilation :** • Exhaust fan

**Laundry room ventilation:** • None

**Stairs and railings:** • Inspected

**Inventory Garbage disposal:** • In-sink-erator (ISE)

## Limitations

**Not included as part of a building inspection:** • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

**Garage door opener:** • Right door does not close without override.

## Recommendations

### **FLOORS \ General**

**6. Condition:** • Worn

**Implication(s):** Cosmetic defects

**Location:** Throughout First Floor Second Floor

**Task:** Improve

**Time:** Less than 2 years

**Cost:** \$7,000 - \$10,000

## FLOORS \ Concrete floors

7. Condition: • [Cracked](#)

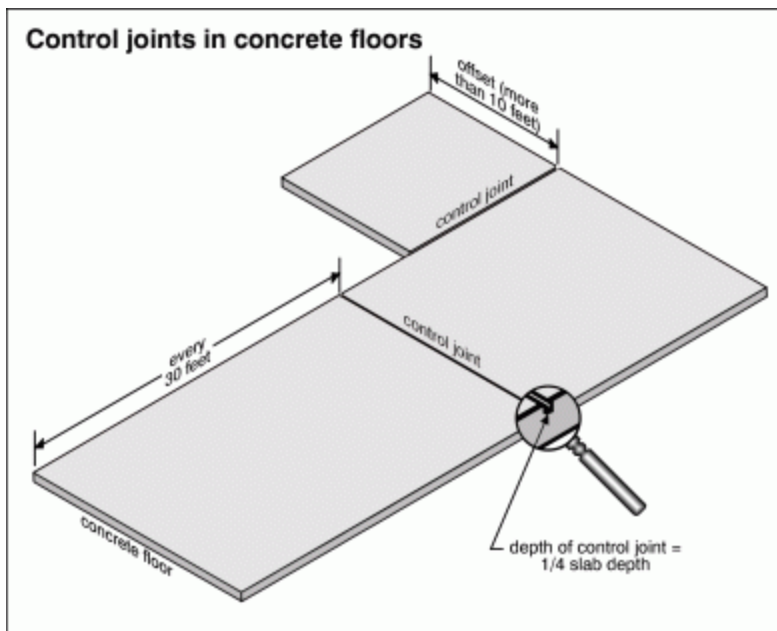
Implication(s): Cosmetic defects | Trip or fall hazard | Difficult access

Location: Basement

Task: Repair

Time: Immediate

Cost: Less than \$100 - \$200



[Click on image to enlarge.](#)

## WINDOWS \ Interior trim

8. Condition: • [Missing](#)

Implication(s): Cosmetic defects

Location: Various First Floor Second Floor

Task: Improve

Time: Less than 1 year

Cost: \$9,000 - \$9,000

## DOORS \ Interior trim

9. Condition: • [Missing](#)

Implication(s): Cosmetic defects

Location: Throughout First Floor Second Floor

Task: Provide

Time: Immediate

Cost: Major

## CARPENTRY \ Cabinets

**10. Condition:** • [Pieces missing or loose](#)

**Implication(s):** Cosmetic defects | Damage or physical injury due to falling materials

**Location:** Various First Floor Kitchen

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Minor - \$100

## CARPENTRY \ Trim

**11. Condition:** • [Missing](#)

**Implication(s):** Cosmetic defects

**Location:** Throughout First Floor Second Floor

**Task:** Improve

**Time:** Discretionary

**Cost:** \$4,000 - \$7,000

## GARAGE \ Vehicle doors

**12. Condition:** • [Difficult to open or close](#)

**Implication(s):** Equipment not operating properly

**Location:** West First Floor Garage

**Task:** Repair

**Time:** Immediate

**Cost:** Minor - \$400

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

[1. Roofing, Flashings and Chimneys](#)

[2. Exterior](#)

[3. Structure](#)

[4. Electrical](#)

[5. Heating](#)

[6. Cooling/Heat Pumps](#)

[7. Insulation](#)

[8. Plumbing](#)

[9. Interior](#)

[10. Appliances](#)

[11. Life Cycles and Costs](#)

[12. Supplementary](#)

[Asbestos](#)

[Radon](#)

[Urea Formaldehyde Foam Insulation \(UFFI\)](#)

[Lead](#)

[Carbon Monoxide](#)

[Mold](#)

[Household Pests](#)

[Termites and Carpenter Ants](#)

[13. Home Set-up and Maintenance](#)

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