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141 Johnson Avenue S.I.N.Y. 10307

Home Inspection Report



19 New Home Ave
Staten Island, New York 10303

P & D Home Inspections

Table of Contents

Definitions	2
General Information	2
Roof	4
Grounds	5
Exterior	7
Garage	9
Living Space(s)	10
Kitchen	13
Bathroom(s)	15
Bedroom(s)	18
Electrical	19
Plumbing	20
HVAC	22
Structure	25
Laundry Room	26
Final Walk-Through	27
Summary	28

P & D Home Inspections

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Inspected	Item/component was performing its function at the time of the inspection. Although an item may be functional at the time of the inspection, regular maintenance and upkeep will be needed.
Maintenance Item	Item/component was functional overall, but requires normal maintenance and upkeep or was unconventional and needs further evaluation/repair by a licensed contractor.
Recommendation	The item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic and may require evaluation/repair by a licensed contractor.
Requires Attention	Item/component needs immediate repair or replacement. It is unable to perform its intended function. Evaluation/repair by a licensed contractor is recommended.
Safety	An imminent threat or danger to the safety, health, or the life of occupants of the property was noted. DO NOT USE UNTIL HAZARD IS REMOVED.
Not Inspected	Item was not inspected due to conditions beyond the control and/or at the discretion of the inspector for safety reasons.

General Information

Property Information

Property Address 19 New Home Ave
City Staten Island State New York Zip 10303
Contact Name Mr. Realtor
Phone (347)555-5555
Email mrrealtor@gmail.com

Client Information

Client Name Mr. & Mrs. Client
Client Address 111 Oldhome Way
City Staten. Island State NY Zip 10301
Phone (718) 555-5555
Email theclients@gmail.com

Inspection Company

Inspector Name Paul DeMorato
Company Name P & D Home Inspections
Address 141 Johnson Ave
City Staten Island, State NY Zip 10307
Phone (347)408-7248
Email pdhomeinspect@gmail.com
Amount Received 650
Report Number 66-011524PD1

Conditions

Others Present Buyer's Agent Property Occupied Vacant
Year Built / Age: 1992 32 Years Old Entrance Faces Northwest
Inspection Date 2024-01-15
Start Time 12:30 P.M. End Time 2:30 P.M.
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 35*
Weather Cloudy Soil Conditions Damp
Space Below Grade Slab on grade
Building Type 1 Family Townhouse Garage Tuck Under

P & D Home Inspections

General Information (Continued)

Water Source City How Verified Multiple Listing Service, Visual Inspection
Sewage Disposal City How Verified Multiple Listing Service, Visual Inspection
Additions/Modifications None
Permits Obtained N/A How Verified N/A

P & D Home Inspections

General Information (Continued)

Roof

The roof of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights may appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak, but sometimes cannot. Please be aware that the inspector has your interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

Main Roof Surface

1. Method of Inspection: Ground level, Drone

2. Inspected Unable to Inspect: 0%



3. Inspected Material: 3 Tab, Asphalt shingle

4. Type: Gable

5. Approximate Age: 0 Yrs. - 5 Yrs.

6. Inspected Flashing: Aluminum

7. Not Inspected Valleys: N/A

8. Not Inspected Skylights: None

9. Inspected Plumbing Vents: Cast Iron

10. Inspected Gutters: Aluminum

11. Inspected Downspouts: Aluminum

12. Inspected Leader/Extension: Aluminum

Through Roof Chimney

13. Inspected Chimney: Metal

14. Inspected Flue/Flue Cap: Metal

15. Inspected Chimney Flashing: Aluminum

P & D Home Inspections

Grounds

The grounds of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

1. Inspected

Sidewalks: Concrete



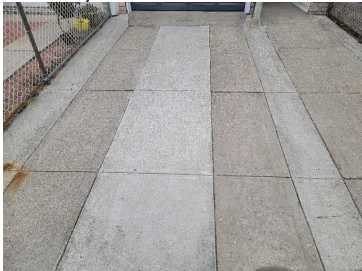
2. Recommendation

Front Walkway: Concrete - **Minor crack was noted where gate post meets the concrete slab. Recommend sealing crack to prevent further deterioration of the damaged area.**



3. Inspected

Driveway: Concrete



4. Not Inspected

Steps: None

5. Not Inspected

Handrails: None

6. Not Inspected

Porch: None

7. Recommendation

Patio: Concrete - **Recommend removing the remaining stump to prevent it from causing shifting/cracking of the concrete**



P & D Home Inspections

Grounds (Continued)

8. Inspected Grading: Minor slope
9. Not Inspected Vegetation: None
10. Maintenance Item Fences: Chain link - **The gate to the front walkway is scrapping on the concrete and the gate latch does not properly close. This is most likely due to the gate being out of alignment. Minor adjustment is recommended.**



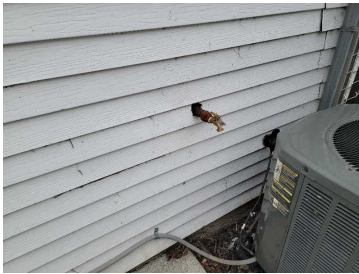
P & D Home Inspections

Exterior

The Exterior and Exterior Electrical of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

Front, Side, Rear Exterior Surface

- 1. Inspected Type: Brick veneer, Vinyl siding
- 2. Inspected Trim: Aluminum
- 3. Inspected Fascia: Aluminum
- 4. Inspected Soffits: Aluminum
- 5. Inspected Door Bell: Hard wired
- 6. Inspected Entry Doors: Metal
- 7. Inspected Patio Door: Vinyl sliding
- 8. Inspected Windows: Vinyl double hung, Vinyl sliding, Vinyl casement
- 9. Inspected Hose Bibs: None - **Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.**



10. Inspected

Gas Meter: Front of house



11. Inspected

Main Gas Valve: Located at gas meter



12. Exterior Electrical Service Volts: 120/240

P & D Home Inspections

Exterior (Continued)

13. Inspected

Service: Over Head Service



14. Inspected

Electrical mast Attached to front wall

15. Not Inspected

Aluminum Wiring: Not present

16. Inspected

Exterior Lighting: Surface mount

17. Inspected

Exterior Electric Outlets: GFCI with weather resistant cover

18. Maintenance Item

Ground: Plumbing and rod in ground

P & D Home Inspections

Garage

The garage of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

Tuck under Garage

1. Type of Structure: Tuck under Car Spaces: 1

2. Maintenance Item Garage Doors: Insulated aluminum - Due to the garage door being padlocked, its operation was unable to be tested by the inspector. The door was also noted to be missing weather stripping around the top and sides. Weather stripping helps to prevent hot and cold air, as well as small animals from entering. This will also help prevent the main water line, located in the garage, from possibly freezing in the winter weather. Recommend weather strip be installed.



3. Not Inspected Door Operation: Manual

4. Not Inspected Door Opener: None

5. Inspected Exterior Surface: Brick veneer

6. Inspected Walls: Drywall and paint

7. Inspected Floor/Foundation: Poured slab

8. Inspected Ceiling: Drywall and paint

9. Not Inspected Windows: None

10. Recommendation Service Doors: Metal - Recommend installing proper weather stripping around door frame. this will help reduce air infiltration from the garage.

11. Not Inspected HVAC: None

12. Inspected Electrical: 110 VAC outlets and lighting circuits

13. Not Inspected Smoke/Carbon Monoxide Detector: None

14. Not Inspected Hose Bibs: None

P & D Home Inspections

Living Space(s)

The interior of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs, or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

Foyer Living Space

- 1. Inspected Walls: Drywall and paint
- 2. Inspected Floor: Tile
- 3. Inspected Ceiling: Drywall and paint
- 4. Not Inspected Windows: None
- 5. Inspected Doors: Metal
- 6. Not Inspected Closet: None
- 7. Inspected HVAC Source: Register
- 8. Inspected Electrical: 110 VAC lighting

Stairs to 1st and 2nd floors Living Space

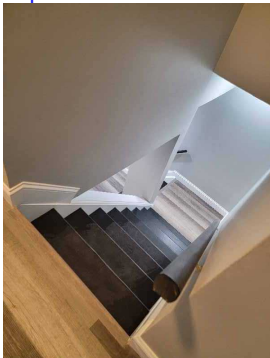
- 9. Inspected Walls: Drywall and paint
- 10. Inspected Floor: Wooden stairs with wood handrail



- 11. Inspected Ceiling: Drywall and paint
- 12. Not Inspected Windows: None
- 13. Not Inspected Doors: None
- 14. Not Inspected Closet: None
- 15. Inspected HVAC Source: Register
- 16. Inspected Electrical: 110 VAC lighting
- 17. Recommendation Smoke/Carbon Monoxide Detector: Appears to be battery operated - **While smoke and carbon monoxide detectors were installed, the carbon monoxide detectors were installed to high. Recommend moving them lower, to a height the same as an outlet.**

Stairs to 2nd and 3rd floors Living Space

- 18. Inspected Walls: Plaster and paint
- 19. Recommendation Floor: Wooden stairs with wood handrail - **Recommend a handrail be installed in this area to help prevent possible fall by a child or pet. See Photo 2**



P & D Home Inspections

Living Space(s) (Continued)

- 20. Inspected Ceiling: Drywall and paint
- 21. Not Inspected Windows: None
- 22. Not Inspected Doors: None
- 23. Not Inspected Closet: None
- 24. Inspected HVAC Source: Register
- 25. Inspected Electrical: 110 VAC lighting
- 26. Inspected Smoke/Carbon Monoxide Detector Appears to be battery operated

2nd Floor Hall Living Space

- 27. Inspected Walls: Drywall and paint
- 28. Inspected Floor: Laminate
- 29. Inspected Ceiling: Drywall and paint
- 30. Not Inspected Windows: None
- 31. Inspected Doors: Hollow wood
- 32. Inspected Closet: Single
- 33. Inspected HVAC Source: Register
- 34. Inspected Electrical: 110 VAC outlets and lighting circuits
- 35. Recommendation Smoke/Carbon Monoxide Detector Appears to be battery operated - [While smoke and carbon monoxide detectors were installed, the carbon monoxide detectors were installed to high. Recommend moving them lower, to a height the same as an outlet.](#)



Family Room Living Space

- 36. Inspected Walls: Drywall and paint
- 37. Inspected Floor: Laminate
- 38. Inspected Ceiling: Drywall and paint
- 39. Inspected Windows: Vinyl sliding
- 40. Inspected Doors: Hollow wood
- 41. Inspected Closet: Large
- 42. Inspected HVAC Source: Register
- 43. Inspected Electrical: 110 VAC outlets and lighting circuits
- 44. Recommendation Smoke/Carbon Monoxide Detector Appears to be battery operated - [Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.](#)

Living Room/DiningRoom Combo Living Space

- 45. Inspected Walls: Drywall and paint
- 46. Inspected Floor: Laminate
- 47. Inspected Ceiling: Drywall and paint
- 48. Inspected Windows: Vinyl double hung
- 49. Not Inspected Doors: None
- 50. Not Inspected Closet: None
- 51. Inspected HVAC Source: Register
- 52. Inspected Electrical: 110 VAC outlets and lighting circuits

P & D Home Inspections

Living Space(s) (Continued)

53. Recommendation Smoke/Carbon Monoxide Detector Appears to be battery operated - While smoke and carbon monoxide detectors were installed, the carbon monoxide detectors were installed to high. Recommend moving them lower, to a height the same as an outlet.



P & D Home Inspections

Kitchen

The interior of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs, or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

2nd Floor Kitchen

1. Inspected

Walls: Drywall and paint, Tile, Paneling



2. Inspected

Floor: Tile

3. Inspected

Ceiling: Drywall and paint

4. Inspected

Windows: Vinyl casement

5. Inspected

Ventilator: Frigidaire - Range hood self vented into kitchen



6. Inspected

Ranges, Ovens, Cooktops: Frigidaire - The oven operated when tested. Inspection of ranges is limited to basic functions, such as testing of bake/broil, and convection (if present) features of the oven. Self-cleaning is not tested.



7. Inspected

Dishwasher: Frigidaire - The dishwasher was operated through one cycle and appeared to be in working order at time of inspection.



P & D Home Inspections

Kitchen (Continued)

8. Inspected

Refrigerator: Electrolux - The refrigerator was operational at the time of inspection. The efficiency of the appliance is not tested.



9. Not Inspected

Doors: None

10. Inspected

HVAC Source: Register

11. Inspected

Electrical: 110 VAC outlets and lighting circuits



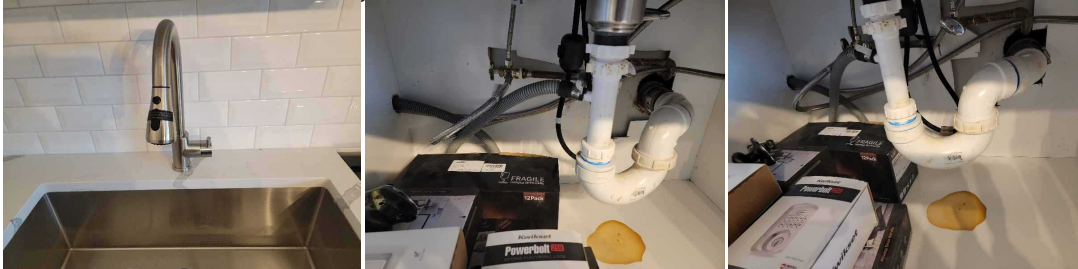
12. Inspected

Sink: Stainless Steel



13. Inspected

Plumbing/Fixtures: Single lever, Stainless steel with built in sprayer. The shutoff valves are silver rotary style with metal braided flex lines. Metal drain lines. An orange stain was noted on bottom of sink base.



14. Inspected

Cabinets: Wood

15. Inspected

Counter Tops: Stone

P & D Home Inspections

Bathroom(s)

2nd floor main Bathroom

1. Inspected

Walls: Drywall and paint



2. Inspected

Floor: Tile

3. Inspected

Ceiling: Drywall and paint

4. Not Inspected

Windows: None

5. Inspected

Ventilation: Electric ventilation fan

6. Inspected

Doors: Hollow wood

7. Inspected

HVAC Source: Register

8. Inspected

Electrical: 110 VAC outlets and lighting circuits



9. Inspected

Sink/Basin: Under mount sink



10. Inspected

Plumbing/Fixtures: Stainless steel double handle with hot and cold handles. Metal flexible copper water lines with rotary style shut off valves located under sink. Plastic drain and P trap.



11. Inspected

Counter/Cabinet: Solid surface, Wood cabinet

P & D Home Inspections

Bathroom(s) (Continued)

12. Inspected

Toilets: Project Source 1.6 GPF



13. Inspected

Tub/Shower Surround: Tile



1st Floor Half Bathroom

14. Inspected

Walls: Drywall and paint



15. Inspected

Floor: Tile

16. Inspected

Ceiling: Drywall and paint

17. Not Inspected

Windows: None

18. Inspected

Ventilation: Electric ventilation fan

19. Inspected

Doors: Hollow wood

20. Inspected

HVAC Source: Register

21. Inspected

Electrical: 110 VAC outlets and lighting circuits

P & D Home Inspections

Bathroom(s) (Continued)

Electrical: (continued)



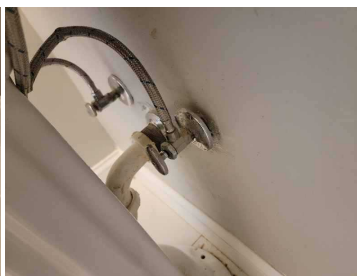
22. Inspected

Sink/Basin: Pedestal



23. Inspected

Plumbing/Fixtures: Chrome hot and cold handled with plastic drains, metal flex copper water lines, silver rotary style shut off valves.



24. Not Inspected

Counter/Cabinet: None

25. Inspected

Toilets: Project Source 1.6 GPF



P & D Home Inspections

Bedroom(s)

Master Bedroom

1. Inspected

Walls: Drywall and paint



2. Inspected

Floor: Laminate

3. Inspected

Ceiling: Drywall and paint

4. Inspected

Windows: Vinyl sliding

5. Inspected

Doors: Hollow wood

6. Inspected

Closet: Large

7. Inspected

HVAC Source: Register

8. Inspected

Electrical: 110 VAC outlets and lighting circuits

9. Maintenance Item

Smoke/Carbon Monoxide Detector: None - Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.

Front Bedroom

10. Inspected

Walls: Drywall and paint



11. Inspected

Floor: Laminate

12. Inspected

Ceiling: Drywall and paint

13. Inspected

Windows: Vinyl sliding

14. Inspected

Doors: Hollow wood

15. Inspected

Closet: Large

16. Inspected

HVAC Source: Register

17. Inspected

Electrical: 110 VAC outlets and lighting circuits

18. Maintenance Item

Smoke/Carbon Monoxide Detector: None - Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.

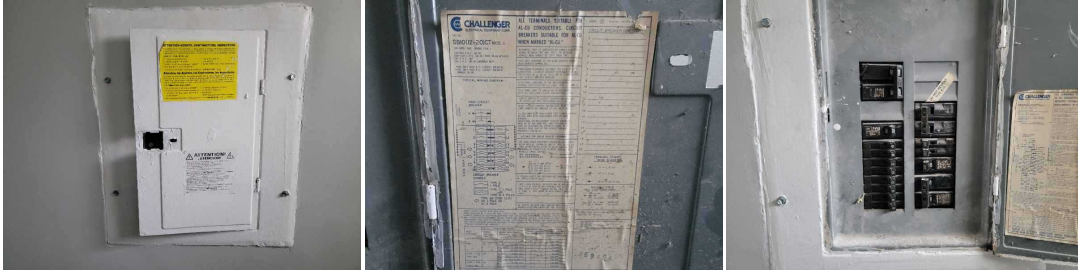
P & D Home Inspections

Electrical

The Electrical of the home was inspected and reported on with the below information. While inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlet receptacles were not removed and the inspection was only visual. Any Outlet receptacles not readily accessible, (ie. behind the refrigerator) was not inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

Located in entry foyer Electric Panel

1. Requires Attention Manufacturer: Challenger - **Electrical panel cover front latch is missing, improper screws were used to secure cover front to panel, and missing legend. recommend a new panel cover front be installed using correct screws.**



2. Maximum Capacity: 100 Amps

3. Inspected Main Breaker Size: 100 Amps



4. Requires Attention Breakers: Copper - **Due to the panel cover front being adhered to finish wall by silicon the inspector was unable to view the inside of the panel. It's recommended that once a new cover front is installed, a licensed Electrical contractor be contacted for an evaluation.**

5. Inspected Conductor Type: Armored cable

6. Inspected Aluminum Wiring: Not present

7. Inspected Branch Wiring: Copper

8. Not Inspected Fuses: N/A

9. Not Inspected AFCI: N/A

10. Inspected GFCI: At GFCI receptacles only

11. Inspected Ground: Plumbing and rod in ground

12. Is the panel bonded? Yes

P & D Home Inspections

Plumbing

The plumbing in the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines, for example, ca not be checked for leaks or the ability to handle the volume during the drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time, (like when vacant and waiting to close), rust or deposits in the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

1. Inspected

Main Service Line: Copper



2. Inspected

Main Water Shutoff: Blue handled Ball valve located at the water meter. There's a separate line that services the homes fire suppressant sprinkler system. The shut off vale is a large round blue handled gate valve. Both of the water lines that run into the home are located in the garage.



3. Inspected

Water Supply Lines: Copper

4. Inspected

Drain Pipes: Cast iron

5. Not Inspected

Service Caps: Not visible - Clean out cap not accessible

6. Inspected

Vent Pipes: Cast iron

7. Inspected

Gas Service Lines: Black iron pipe

Utility Room Water Heater

8. Recommendation

Water Heater Operation: Functional at time of inspection - [It was noted that the Hot water Heater is well past its designed life expectancy. Although it did function at the time of inspection, it's recommended contacting a licensed Plumbing contractor for replacement of unit.](#)



9. Type: Natural gas Capacity: 40 Gal.

P & D Home Inspections

Plumbing (Continued)

10. Manufacturer: Rheem



11. Model Number: 22V40F1 Serial Number: RHLN120420913

12. Approximate Age: Over 10 yrs Area Served: Whole building

13. Inspected Flue Pipe: Single wall metal

14. Maintenance Item TPRV and Drain Tube: Missing - The hot water heater TPRV valve drain tube is missing. Recommend a tube be installed. tube should not be more than 6 inches from the floor. This is to prevent scalding a nearby person, should the valve release built up pressure.



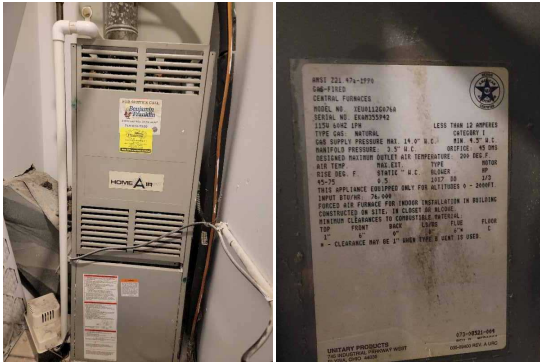
P & D Home Inspections

HVAC

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

Utility Room Heating System

1. Maintenance Item Heating System Operation: Operating properly at time of inspection - **Using normal operating controls, Thermostat, the boiler operated in a satisfactory manner during the inspection. Visual observation of the burners showed them to be dusty, along with the remaining visible areas within the boiler. Routine maintenance, such as an annual inspection and cleaning of the unit is recommended.**



2. Inspected

Thermostats: White-Rodgers

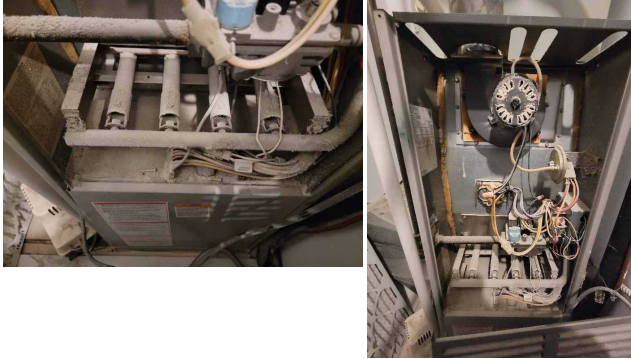


3. Manufacturer: HomeAir
4. Type: Forced air Capacity: Unable to ascertain
5. Model Number: XEVO112G076A Serial Number: EKAM355942
6. Area Served: Whole building Approximate Age: Over 10 yrs
7. Fuel Type: Natural gas

P & D Home Inspections

HVAC (Continued)

8. Maintenance Item Heat Exchanger: 4 Burner - During the inspection it was noted that the HVAC unit was dirty with a heavy layer of dust and debris. Recommend contacting a licensed HVAC contractor for cleaning and further evaluation of the unit.



9. Unable to Inspect: 20%
10. Inspected Blower Fan/Filter: Direct drive with disposable filter
11. Inspected Circulator: Blower fan
12. Inspected Distribution: Metal duct
13. Inspected Draft Control: Automatic
14. Inspected Flue Pipe: Single wall metal
15. Inspected Controls: Limit switch
16. Inspected Devices: None
17. Inspected Humidifier: April-Aire



Utility Room AC System

18. Recommendation A/C System Operation: Appears serviceable - To avoid possible compressor damage the unit was not tested due to the outside temperature being below 65 degrees. When the weather is consistently above 65 degrees it is recommended that a licensed HVAC contractor be contacted for further evaluation.



19. Inspected Thermostats: White-Rodgers
20. Inspected Condensate Removal: Plastic tubing

P & D Home Inspections

HVAC (Continued)

21. Inspected

Exterior Unit: Pad mounted



22. Manufacturer: Trane

23. Model Number: 2TTR3036A1000AA Serial Number: 54958U11F

24. Area Served: Whole building Approximate Age: Over 10 yrs

25. Fuel Type: Electric Temperature Differential: Unknown

26. Type: Central A/C Capacity: Not listed

27. Inspected Visible Coil: Copper core with aluminum fins

28. Inspected Refrigerant Lines: Appears to be in a serviceable condition

29. Inspected Electrical Disconnect: located near the unit

P & D Home Inspections

Structure

The structure of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

- 1. Inspected
 - 2. Inspected
 - 3. Inspected
 - 4. Inspected
 - 5. Inspected
- Structure Type: Wood frame
Foundation: Poured slab
Foundation Floor/Slab: Poured slab
Differential Movement: No movement or displacement noted
Subfloor: Plywood



- 6. Not Inspected
 - 7. Inspected
 - 8. Inspected
- Beams: Due to finishes the inspector was unable to determine
Bearing Walls: Frame
Joists/Trusses: 2x10



- 9. Not Inspected
- Piers/Posts: None

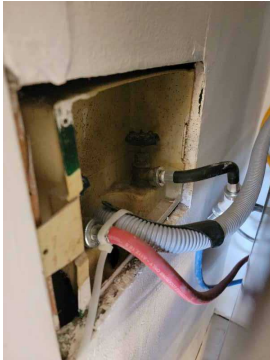
P & D Home Inspections

Laundry Room

The interior of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs, or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

2nd Floor Laundry Room/Area

- 1. Inspected Walls: Drywall and paint
- 2. Inspected Floor: Tile
- 3. Inspected Ceiling: Drywall and paint
- 4. Not Inspected Windows: None
- 5. Inspected Doors: Bi-fold
- 6. Inspected HVAC Source: Convection baseboard
- 7. Inspected Electrical: 110 VAC outlets and lighting circuits
- 8. Inspected Washer and Dryer Electrical: 110 VAC
- 9. Inspected Washer Drain: Wall mounted drain



- 10. Inspected Washer Hose Bib: Gate valves
- 11. Not Inspected Floor Drain: None
- 12. Inspected Dryer Vent: Metal flex



- 13. Inspected Dryer Gas Line: Black pipe.
- 14. Recommendation Smoke/Carbon Monoxide Detector: None - [Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.](#)

P & D Home Inspections

Final Walk-Through

PRE-CLOSING FINAL WALK-THROUGH

The Final Walk-Through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases P&D HOME INSPECTIONS LLC of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 65 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

Sincerely,

Paul DeMorato, Certified Professional Inspector
Owner P&D Home Inspections LLC.

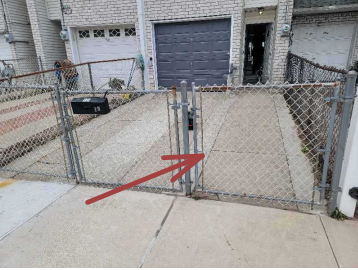
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Maintenance Item Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report

Grounds

1. Fences: Chain link - The gate to the front walkway is scrapping on the concrete and the gate latch does not properly close. This is most likely due to the gate being out of alignment. Minor adjustment is recommended.



Exterior

2. Ground: Plumbing and rod in ground

Garage

3. Tuck under Garage Garage Doors: Insulated aluminum - Due to the garage door being padlocked, its operation was unable to be tested by the inspector. The door was also noted to be missing weather stripping around the top and sides. Weather stripping helps to prevent hot and cold air, as well as small animals from entering. This will also to help prevent the main water line, located in the garage, from possibly freezing in the winter weather. Recommend weather strip be installed.



Bedroom(s)

4. Master Bedroom Smoke/Carbon Monoxide Detector: None - Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.
5. Front Bedroom Smoke/Carbon Monoxide Detector: None - Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.

Plumbing

6. Utility Room Water Heater TPRV and Drain Tube: Missing - The hot water heater TPRV valve drain tube is missing. Recommend a tube be installed. tube should not be more than 6 inches from the floor. This is to prevent scalding a nearby person, should the valve release built up pressure.

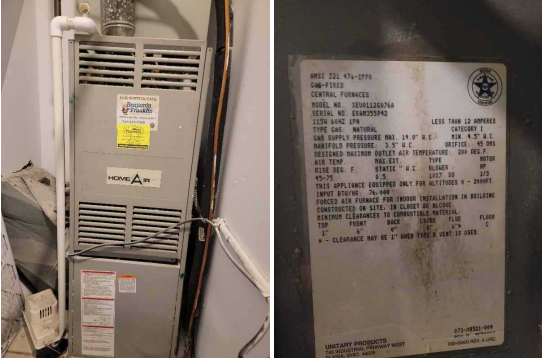


P & D Home Inspections

Maintenance Item Summary (Continued)

HVAC

7. Utility Room Heating System Heating System Operation: Operating properly at time of inspection - Using normal operating controls, Thermostat, the boiler operated in a satisfactory manner during the inspection. Visual observation of the burners showed them to be dusty, along with the remaining visible areas within the boiler. Routine maintenance, such as an annual inspection and cleaning of the unit is recommended.



8. Utility Room Heating System Heat Exchanger: 4 Burner - During the inspection it was noted that the HVAC unit was dirty with a heavy layer of dust and debris. Recommend contacting a licensed HVAC contractor for cleaning and further evaluation of the unit.



P & D Home Inspections

Recommendation Summary

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Grounds

1. Front Walkway: Concrete - **Minor crack was noted where gate post meets the concrete slab. Recommend sealing crack to prevent further deterioration of the damaged area.**



2. Patio: Concrete - **Recommend removing the remaining stump to prevent it from causing shifting/cracking of the concrete**

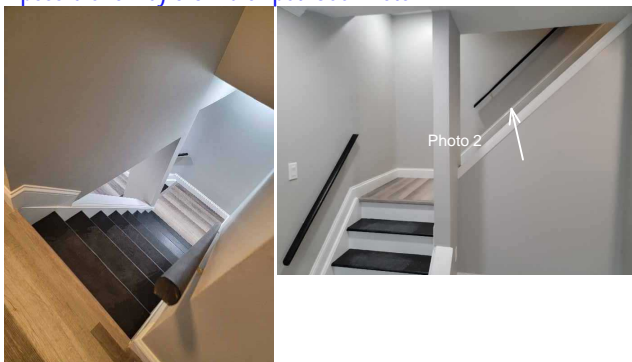


Garage

3. Tuck under Garage Service Doors: Metal - **Recommend installing proper weather stripping around door frame. this will help reduce air infiltration from the garage.**

Living Space(s)

4. Stairs to 1st and 2nd floors Living Space Smoke/Carbon Monoxide Detector: **Appears to be battery operated - While smoke and carbon monoxide detectors were installed, the carbon monoxide detectors were installed to high. Recommend moving them lower, to a height the same as an outlet.**
5. Stairs to 2nd and 3rd floors Living Space Floor: **Wooden stairs with wood handrail - Recommend a handrail be installed in this area to help prevent possible fall by a child or pet. See Photo 2**



P & D Home Inspections

Recommendation Summary (Continued)

6. 2nd Floor Hall Living Space Smoke/Carbon Monoxide Detector Appears to be battery operated - While smoke and carbon monoxide detectors were installed, the carbon monoxide detectors were installed to high. Recommend moving them lower, to a height the same as an outlet.



7. Family Room Living Space Smoke/Carbon Monoxide Detector Appears to be battery operated - Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.
8. Living Room/DiningRoom Combo Living Space Smoke/Carbon Monoxide Detector Appears to be battery operated - While smoke and carbon monoxide detectors were installed, the carbon monoxide detectors were installed to high. Recommend moving them lower, to a height the same as an outlet.



Plumbing

9. Utility Room Water Heater Water Heater Operation: Functional at time of inspection - It was noted that the Hot water Heater is well past its designed life expectancy. Although it did function at the time of inspection, it's recommended contacting a licensed Plumbing contractor for replacement of unit.



HVAC

10. Utility Room AC System A/C System Operation: Appears serviceable - To avoid possible compressor damage the unit was not tested due to the outside temperature being below 65 degrees. When the weather is consistently above 65 degrees it is recommended that a licensed HVAC contractor be contacted for further evaluation.

P & D Home Inspections

HVAC (Continued)



Laundry Room

11. 2nd Floor Laundry Room/Area Smoke/Carbon Monoxide Detector: None - Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.

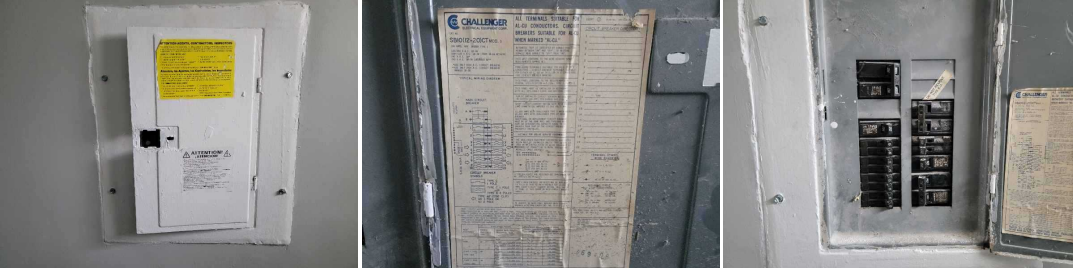
P & D Home Inspections

Requires Attention Summary

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Electrical

1. Located in entry foyer Electric Panel Manufacturer: Challenger - Electrical panel cover front latch is missing, improper screws were used to secure cover front to panel, and missing legend. recommend a new panel cover front be installed using correct screws.



2. Located in entry foyer Electric Panel Breakers: Copper - Due to the panel cover front being adhered to finish wall by silicon the inspector was unable to view the inside of the panel. It's recommended that once a new cover front is installed, a licensed Electrical contractor be contacted for an evaluation.