



# YOUR INSPECTION REPORT

*The Power of Knowing. Peace of Mind.*

PREPARED BY:

David Astorina



FOR THE PROPERTY AT:

1691 Taughannoch Blvd  
Trumansburg, NY

PREPARED FOR:

ED WOLF

INSPECTION DATE:

Saturday, April 15, 2017



GreenHomeHeroes.com / 607-379-9739

Green Home Heroes, LLC  
95 Candor Hill Road  
Candor, NY 13743

607-379-9739

[greenhomeheroes.com](http://greenhomeheroes.com)  
[dave@greenhomeheroes.com](mailto:dave@greenhomeheroes.com)



Recall*Chek*.



Scan to download  
report



April 20, 2017

Dear Ed Wolf,

RE: Report No. 1304  
1691 Taughannoch Blvd  
Trumansburg, NY

Thank you 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. The state 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

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# INVOICE

April 20, 2017

Client: Ed Wolf

Report No. 1304  
For inspection at:  
1691 Taughannoch Blvd  
Trumansburg, NY

on: Saturday, April 15, 2017

Assurance Level Home Inspection	\$675.00
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Total	<u>\$675.00</u>
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BOTTOM LIN

ROOFING

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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

### WALLS \ Trim

**Condition:** • Insect damage

There was carpenter bee damage to the trim under the downspout from the kitchen roof next to the solarium skylights. Wrap trim in aluminum or tin to prevent future damage.

**Implication(s):** Weakened structure

**Location:** First Floor Kitchen

**Task:** Improve

**Time:** Immediate

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**Condition:** • Abandoned breaker. This breaker once controlled a heater for the footer drains around the house. It was never used and has been decommissioned.

**Location:** Utility Room

**Task:** Further evaluation

**Time:** Immediate

## Plumbing

### FIXTURES AND FAUCETS \ Shower stall enclosure

**Condition:** • Grab bar broken in guest bathroom.

**Location:** Basement Bathroom

**Task:** Repair

**Time:** Immediate

## Interior

### WINDOWS \ Glass (glazing)

**Condition:** • [Lost seal on double or triple glazing](#)

The second skylight from the right side in the solarium area of the kitchen has lost it's seal and there is moisture between the panes.

**Location:** First Floor Kitchen

**Task:** Repair or replace

**Time:** Discretionary

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## DOORS \ Doors and frames

**Condition:** • Left side sliding door sticks.

**Location:** First Floor Living Room

**Task:** Repair

**Time:** Immediate

**Condition:** • Does not latch properly

**Implication(s):** System inoperative or difficult to operate

**Location:** Basement Bedroom

**Task:** Repair

**Time:** Immediate

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

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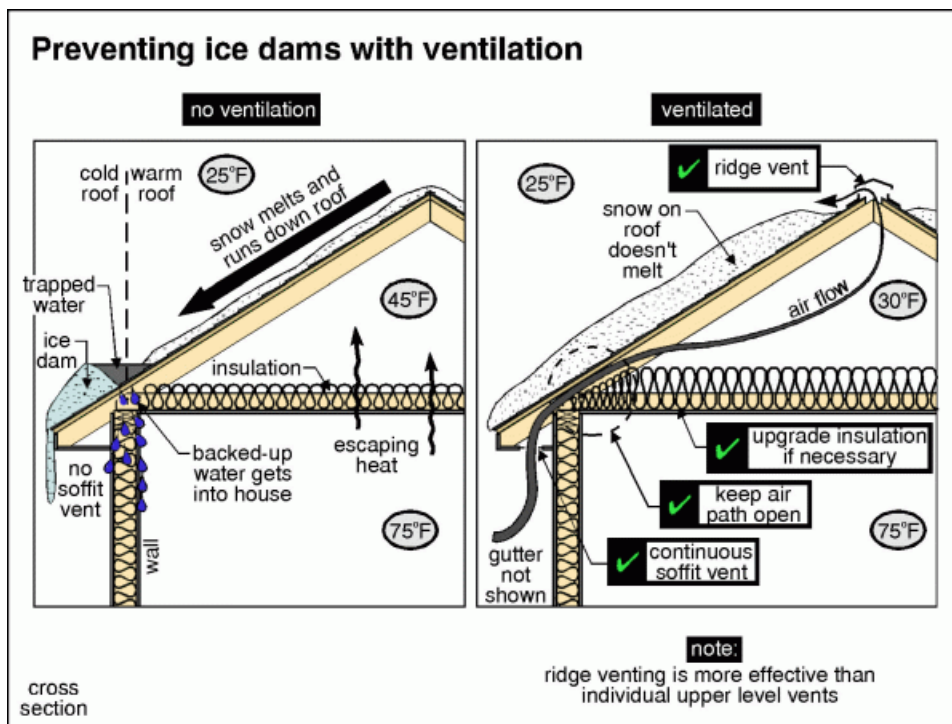
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REFERENCE

## Description

### Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



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3. Asphalt shingles



4. Asphalt shingles



5. Asphalt shingles



6. Asphalt shingles

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7. Asphalt shingles

## Limitations

**Inspection performed:** • With HeroView Camera System



# EXTERIOR

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## Description

**General:** • Additional Out-buildings



8. Additional Out-buildings

**Gutter & downspout material:** • [Aluminum](#)

**Gutter & downspout type:**

- [Eave mounted](#)
- [Integral/built-in](#)

Deck drainage

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

**Lot slope:** • [Hillside](#)

**Wall surfaces - wood:** • [Boards](#)

**Soffit and fascia:** • Stone

**Soffit and fascia:** • [Wood](#)

**Driveway:** • Asphalt

**Deck:** • Wood

**Porch:** • Stone

**Exterior steps:**

- Wood

# EXTERIOR

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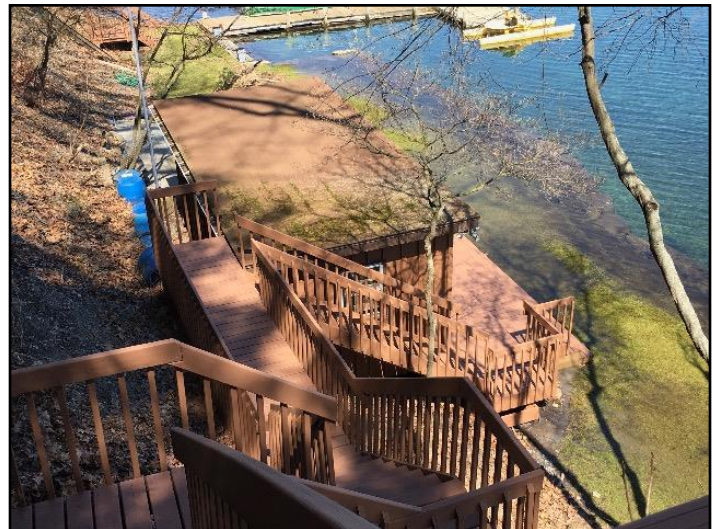
9. Wood



10. Wood



11. Wood



12. Wood

Fence: • Metal

## Recommendations

### WALLS \ Trim

#### 1. Condition: • Insect damage

There was carpenter bee damage to the trim under the downspout from the kitchen roof next to the solarium skylights. Wrap trim in aluminum or tin to prevent future damage.

**Implication(s):** Weakened structure

**Location:** First Floor Kitchen

**Task:** Improve

**Time:** Immediate

# STRUCTURE

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## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#)

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

**Roof and ceiling framing:** • Rafters/ceiling joists



## Description

**General:** • Very orderly.



13. *Electrical utilities*

**Service entrance cable and location:** • [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:** • 45

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

**Distribution panel type and location:** • [Breakers - basement](#)

**Auxiliary panel (subpanel) type and location:** • [Breakers - basement](#)

**Auxiliary and other:** • Generator

**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 - exterior](#) • [GFCI - whirlpool](#) • [GFCI - garage](#) • [GFCI - kitchen](#)

**Smoke detectors:** • [Present](#)

## Recommendations

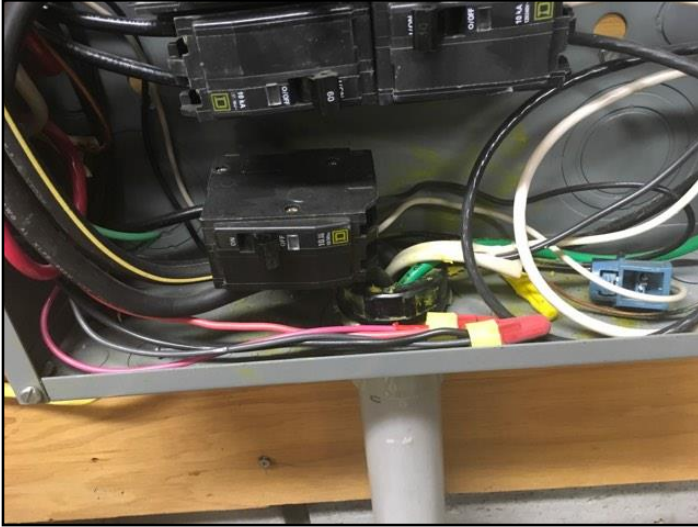
### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**2. Condition:** • Abandoned breaker. This breaker once controlled a heater for the footer drains around the house. It was never used and has been decommissioned.

**Location:** Utility Room

**Task:** Further evaluation

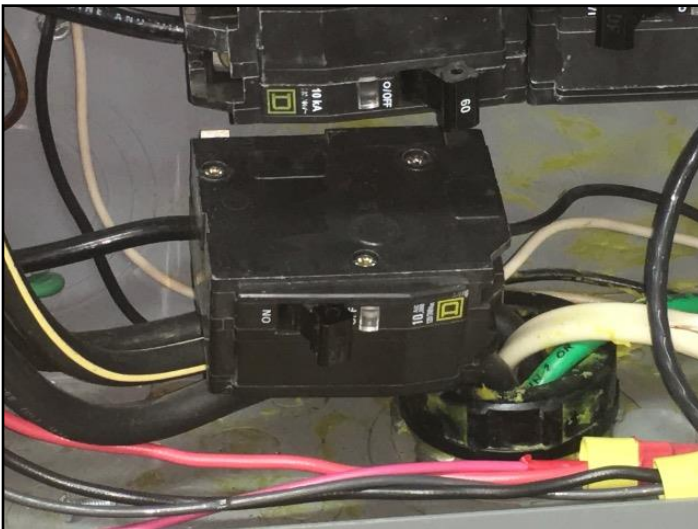
**Time:** Immediate



14.



15. Footer drain heater



16. Decommissioned breaker

# ELECTRICAL

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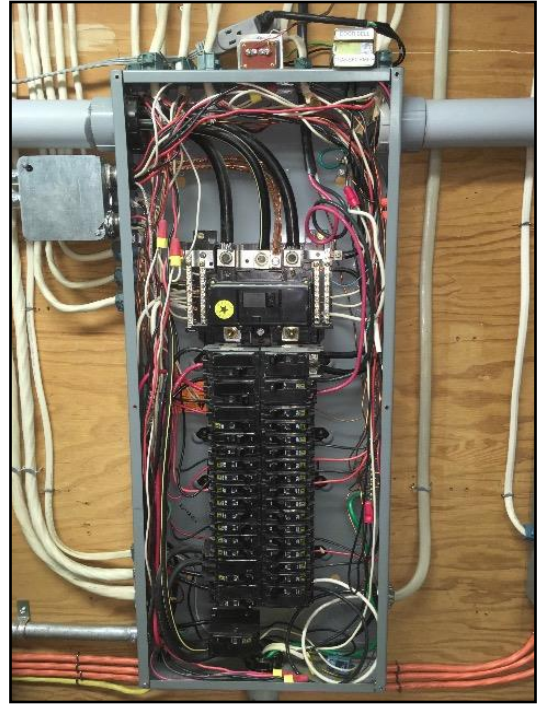
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17. Decommissioned breaker



# HEATING

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## Description

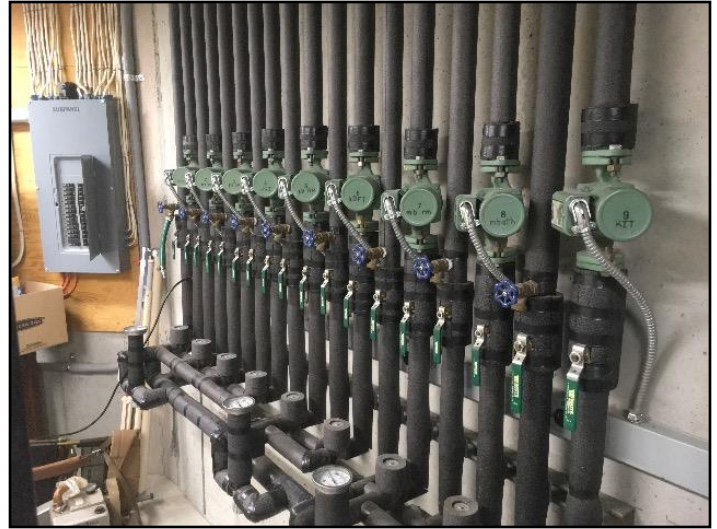
### System type:

- [Boiler](#)

I include photos of this system because it is one of the most orderly boiler systems I have found. It is a thing of beauty to a home inspector.



18. Boiler



19. Distribution system



20. Radiant heat

# INSULATION AND VENTILATION

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## Description

Attic/roof insulation material: • Fiberglass Batt



21. Fiberglass Batt



22. Fiberglass Batt



23. Fiberglass Batt

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Wall insulation material: • Attic is insulated with Fiberglass Batt insulation

# PLUMBING

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## Description

**General:** • The plumbing in this house appears to have been designed and installed by a highly skilled craftsman.



24. Expert installations

**Water supply source:**

- Public
- Lake source

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

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

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

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

**Water heater type:** • [Combination system](#)

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

**Tank capacity:** • 80 Gallons

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

**Gas piping:** • Steel

## Recommendations

**FIXTURES AND FAUCETS \ Shower stall enclosure**

**3. Condition:** • Grab bar broken in guest bathroom.

**Location:** Basement Bathroom

**Task:** Repair

**Time:** Immediate



# PLUMBING

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25.

# INTERIOR

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## Description

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

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

**Windows:** • [Fixed](#) • [Casement](#)

**Glazing:** • [Double](#)

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

## Recommendations

### WINDOWS \ Glass (glazing)

**4. Condition:** • [Lost seal on double or triple glazing](#)

The second skylight from the right side in the solarium area of the kitchen has lost it's seal and there is moisture between the panes.

**Location:** First Floor Kitchen

**Task:** Repair or replace

**Time:** Discretionary



26. Lost seal on double or triple glazing

### WINDOWS \ Hardware

**5. Condition:** • [Broken](#)

The lock on the north side window of the beach house was broken.

**Implication(s):** System inoperative or difficult to operate

**Location:** Right Side

**Task:** Replace

**Time:** Discretionary

# INTERIOR

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27. Broken lock

## DOORS \ Doors and frames

**6. Condition:** • Left side sliding door sticks.

**Location:** First Floor Living Room

**Task:** Repair

**Time:** Immediate



28.

**7. Condition:** • Does not latch properly

The sliding door in the kitchen dining area did not latch properly.

**Implication(s):** System inoperative or difficult to operate

**Location:** Kitchen

**Task:** Repair

**Time:** Immediate



# INTERIOR

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29. Does not latch properly

**8. Condition:** • Does not latch properly

**Implication(s):** System inoperative or difficult to operate

**Location:** Basement Bedroom

**Task:** Repair

**Time:** Immediate



30. Does not latch properly



31. Does not latch properly

## DOORS \ Hardware

**9. Condition:** • Pocket door to the hobby room sticks.

**Location:** Basement Bedroom

# INTERIOR

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**Task:** Repair

**Time:** Immediate

**10. Condition:** • The pull on the hall pocket door was installed up side down.

**Location:** Basement

**Task:** Repair

**Time:** Less than 1 year



32.

# MOLD INSPECTION

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## Description

**General:** • Results of airborne mold testing will be delivered under separate cover from EMLab P&K labs.



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## Description

**General:** • There were no major defects in insulation or water infiltration found in the infrared inspection. In these infrared images lighter colors indicate warmer areas, darker colors indicate cooler areas. Colors and range are relative to each image.

**Note:** There were no gaps in insulation in side walls or ceilings throughout the house. Windows were without signs of water intrusion around the frames, and most have their seal intact. (See kitchen skylight for exception.)



33. No leaks



34. Good windows



35. Even insulation



36. Even insulation

END OF REPORT

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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.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. 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

» 14. MORE ABOUT HOME INSPECTIONS