

## Client

**Brent Mabee**  
**13 Augusta Ct**  
**Clifton Park, 12065**  
**HIN™:** 120658108  
**Email:** [jfasolino@nycap.rr.com](mailto:jfasolino@nycap.rr.com)  
**Inspection Date:** 10-05-2012

## Inspector

**Top Gun Inspection Services**  
**Josef Fasolino**  
**47 Crestwood Dr**  
**Schenectady, New York 12306**  
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 This report is designed to be as thorough as possible, but also clear and concise.  
 If you have any questions please call us at (518) 956-0532

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## Report Summary

### Attached Garage



10/10/2012

Garage-house door isn't auto-closing. Recommend installing hinges with springs or an automatic door closing device so door closes automatically to prevent vehicle fumes from entering building.

### 1st Floor Bathroom



10/10/2012

Noted missing caulk in shower area. This will allow water penetration to effect sub flooring and may damage wood. Recommend a qualified contractor repair or replace as necessary.



10/10/2012 Noted missing caulk on top of the shower stall. This may allow water infiltration, leading toward deterioration behind the shower panel and mold. Recommend a qualified contractor repair or replace as necessary.

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## 2nd Floor Main Bathroom



10/10/2012 Noted missing caulk in bathtub area. This will allow water penetration to effect sub flooring and may damage wood. Recommend a qualified contractor repair or replace as necessary.

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10/10/2012 During the functional operation of the bathtub, noted, a leak at the bathtub faucet. A leaking faucet may allow water penetration behind the sheetrock, leading to deterioration and/or mold. Recommend a qualified contractor to evaluate and repair as necessary.

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10/10/2012 Similar to the general interior section of this report, the bathroom window doesn't stay open. Once open, the window immediately shuts. Recommend to repair as necessary due to the potential safety hazard.

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## Basement



10/10/2012 Some beginning signs of efflorescence along the foundation wall. This is early signs of water infiltration. Recommend a qualified contractor to evaluate and repair as necessary.

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## Exterior Grounds



10/10/2012 Noted small cracks in foundation. This may allow water infiltration which could lead to further damage. Recommend to contact a qualified contractor to evaluate the small foundation cracks and repair as necessary. (Note, the owner stated since living in the house, they had no water infiltration)

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10/10/2012 Note, a very slight moment in the deck guardrails. This is considered a potential safety hazard, due to personal injury. Recommend a qualified contractor to evaluate this slight movement and repair if necessary.

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10/10/2012 Observed, the concrete opening around the pipe is large enough for insect infiltration. Recommend to repair as necessary.

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## Exterior Walls



10/06/2012 Noted, missing caulking along side of front window(s) trim and brick. This may allow for water and insect infiltration. Recommend to repair as necessary.

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## General Interior



10/10/2012 Observed, several windows throughout the house shut immediately, once open. This is considered a safety hazard due to the potential of personal injury. Recommend a qualified contractor to evaluate and repair as necessary.

## Roof & Ventilation



10/06/2012 Moss noted on asphalt shingles. This can lead to deterioration of roof decking due to water being leached under the shingles by the moss. Recommend a qualified contractor evaluate and repair as necessary.



10/06/2012 Observed a bow in the gutter along the front porch roof. Rain water will pool (collect) within the bowed section of the gutter and not properly flow toward gutter downspout. As a result, rain water may overflow the gutter causing erosion of the porch's concrete pad. Recommend to repair as necessary.



10/06/2012 Note, gaps between the individual roof flashing around the base of the chimney. This may allow water infiltration, leading toward roof covering de-lamination. Recommended a qualified contractor to evaluate and repair as necessary.



10/06/2012 Observed, chimney flue chase cap rain cap spark arrestor not installed. Masonry chimneys are almost always capped with mortar to prevent rain water from entering the system. Excessive water may cause accelerated deterioration of the fire box and the chimney itself.

## Basement



10/10/2012 Observed, vertical foundation cracks. Owner stated the cracks have been there since he has purchased the house. Recommend for a qualified contractor to evaluate the foundation cracks and repair if necessary.

## Fireplace



10/10/2012 Note, a few small mortar cracks on the floor and wall. This could be a safety hazard. Recommend to contact a qualified contractor to evaluate and repair as necessary.

# Full Report

## [General Information](#)

**Overview:** Quiet residential neighborhood  
**Inspector:** Josef M. Fasolino  
**Start time:** 12:30  
**End time:** 3:00  
**Present at inspection:** Owner  
**House is:** Occupied  
**Age of house:** 25 Years Old  
**Type of house:** 1 family house

**Weather condition:** Clear  
**Temperature:** Cool  
**Ground Condition:** Wet  
**Foundation:** Basement  
**Excluded from inspection:** Hot tub  
**House Number:** Clearly seen from street  
**House Number:** On mail box



10/06/2012 Numerous wall, floor and other surfaces were obscured by furniture and/or stored items, preventing a full evaluation of some areas.



10/06/2012 Concerning mold in a home / building. While we will report any substance that appears to be mold, the only true way to determine if mold is present is to have a mold company/specialist inspect and test for mold. Upstate Home Inspection Service does not perform mold testing or mold inspection's. Any mention of mold in this report should be considered a recommendation to bring in a mold specialist to inspect and test for mold. If you have a specific concern regarding mold, consult a mold specialist for advice.

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## Roof & Ventilation

**Roof Inspection Method:** From ground  
**Roof Type:** Gable  
**Roof covering:** Architectural Shingle  
**Roof approximate age:** Midlife  
**Defects observed:** Moss  
**Roof penetrations:** Vent pipe  
**Gutter material:** Aluminum  
**Downspout material:** Aluminum

**Gutter extensions:** Not noted  
**Chimney appears to be built:** Interior  
**Spark arrester/rain cap:** Not noted  
**Chimney made of:** Brick  
**Flue noted:** Noted at top of chimney  
**Roof ventilation:** Soffet vents  
**Roof ventilation:** Ridge vent



10/06/2012 Moss noted on asphalt shingles. This can lead to deterioration of roof decking due to water being leached under the shingles by the moss. Recommend a qualified contractor evaluate and repair as necessary.



Garage



Garage Roof



10/06/2012

Observed a bow in the gutter along the front porch roof. Rain water will pool (collect) within the bowed section of the gutter and not properly flow toward gutter downspout. As a result, rain water may overflow the gutter causing erosion of the porch's concrete pad. Recommend to repair as necessary.



Porch Gutter



Front Porch Roof



10/06/2012

Note, gaps between the individual roof flashing around the base of the chimney. This may allow water infiltration, leading toward roof covering de-lamination. Recommended a qualified contractor to evaluate and repair as necessary.



Chimney



Chimney Flashing



10/06/2012

Observed, chimney flue chase cap rain cap spark arrestor not installed. Masonry chimneys are almost always capped with mortar to prevent rain water from entering the system. Excessive water may cause accelerated deterioration of the fire box and the chimney itself.



Garage



Chimney



10/06/2012 Recommend cleaning gutters. This will help keep water away from foundation.



Garage Roof (Back View)



Garage

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## Exterior Walls

**Wall structure:** Wood frame  
**Wall covering material:** Aluminum  
**Wall covering material:** Brick  
**Condition of wall::** Acceptable  
**Trim:** Vinyl  
**Trim condition:** Acceptable  
**Main entry porch:** Concrete  
**Porch steps down:** None

**Porch roof:** Yes  
**Porch roof:** Good condition  
**Electrical service type:** Underground  
**Service size:** 200 Amp  
**Voltage:** 3 phase 120/240 volts  
**Meter caulking intact:** Below



10/06/2012 Noted, missing caulking along side of front window(s) trim and brick. This may allow for water and insect infiltration. Recommend to repair as necessary.



Side of Front Window



Front of House



10/06/2012

Observed, curling, chipped and missing paint around sliding glass door wood molding. This is exposing bare wood to the elements of nature and will cause the wood to rot. Recommend scraping and painting said areas to prevent further exposure.



Sliding Glass Door



Bottom of Door



10/06/2012 Observed no damage to the vinyl siding



Front of House

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## Exterior Grounds

**Exterior of foundation walls:** Concrete  
**Exterior foundation exposure:** 1 Foot  
**Exterior foundation observed?:** Small cracks  
**Grading within 6 foot of house:** Slopes away  
**Grading beyond 6 foot of house:** About level  
**Driveway:** Asphalt  
**Driveway condition:** depressions or holes  
**Driveway condition:** Small cracks

**Walkway to front entry:** Concrete  
**Walkway condition:** Acceptable  
**Patio:** Concrete  
**Patio location:** Front of house  
**Patio condition:** Good  
**Trees & shrubs too close to house:** In the front of the house  
**Fence material:** Wood  
**Fence condition:** Felt loose

**Deck location:** In the rear of the house  
**Deck material:** Wood  
**Deck steps to grade:** Two  
**Visibility under deck:** Less than 1 foot and clear  
**Support columns under deck:** Wood  
**Support column condition:** Acceptable  
**Guardrail condition:** Acceptable  
**Handrail condition:** No handrail

**A/C Compressor condition:** Good  
**A/C Pad:** Concrete - Good condition  
**Electrical disconnect:** Noted - Good condition



10/10/2012

Noted small cracks in foundation. This may allow water infiltration which could lead to further damage. Recommend to contact a qualified contractor to evaluate the small foundation cracks and repair as necessary. (Note, the owner stated since living in the house, they had no water infiltration)



10/10/2012

Note, a very slight moment in the deck guardrails. This is considered a potential safety hazard, due to personal injury. Recommend a qualified contractor to evaluate this slight movement and repair if necessary.



Deck Stairs

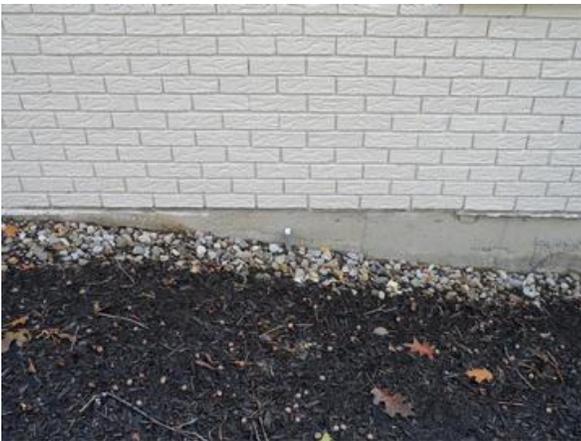


Deck View



10/10/2012

Observed, the concrete opening around the pipe is large enough for insect infiltration. Recommend to repair as necessary.



Front of House



Front of House



10/10/2012 Note, the metal window(s) basement frames are rusting. This is considered a maintenance issue and further neglect may could lead to deterioration of the metal frames. Recommend maintaining as necessary.



10/10/2012 Observed, several fence posts that were loose. This is considered a maintenance issue. Recommend maintain / repairs as necessary.



Fence in Backyard



Fence in Backyard



10/10/2012 Note, many cracks were observed in the asphalt driveway. Currently, this is considered a maintenance issue and further neglect may lead to further deterioration. Recommend to repair as necessary



Driveway



Cracks



10/06/2012 Due to cool ambient temperatures the evening before, the AC unit was not tested. No defects were found with the concrete pad.



AC Unit



## Attached Garage

**Number of Bays:** Two  
**Visibility limited by:** Stored items  
**Floor:** Concrete  
**Floor condition:** Small cracks  
**Walls:** Wood frame  
**Framing of walls:** Drywall covered  
**Automobile doors:** Two  
**Style of Automobile doors:** Overhead

**Doors operated:** Easily  
**Photo electric device:** Worked  
**Photo electric device:** Missing  
**Door release rope:** Noted

**Lift cable condition:** Good  
**Springs condition:** Good  
**# of electric openers:** Two  
**Operated electric openers:** Yes  
**Operated door and applied resistance:** Door stopped and reversed  
**Non-automobile doors:** Two  
**Interior door material:** Metal  
**Window condition:** Good



10/10/2012 Garage-house door isn't auto-closing. Recommend installing hinges with springs or an automatic door closing device so door closes automatically to prevent vehicle fumes from entering building.



Garage / Entrance into House



10/10/2012 Due to the stored items within the garage, visually inspection of the walls and floor were limited.



Garage



Garage / Entrance into House

10/10/2012

Note, the visual inspection of the garage attic was limited due to restricted access. No defects were found the day of the inspection.



Garage Attic



Chimney in Garage



Garage Attic



Garage Attic

10/10/2012

Note, the right side garage bay does not have a photo-electric sensor. This is not to be considered a defect.

## Attic

**Attic access:** Hatch  
**How observed:** Limited viewing  
**Roof system:** Truss system  
**Roof decking:** Plywood  
**Moisture penetration:** None noted  
**Attic floor framing:** Not observed  
**Attic floor system:** No flooring  
**Ventilation:** Ridge vent

**Ventilation:** Soffit vent  
**Soffit vents:** Can't determine if working  
**Insulation location:** Floor  
**Insulation material:** Fiberglass loose  
**Bathroom vent duckwork:** Noted and goes outside



10/10/2012 Noted, visual inspection of the attic was limited, due to access within the attic.  
No defects were noted.



Attic



Attic



Attic



Attic

## Master Bathroom

**Shower:** Stall  
**Surround:** Ceramic tile  
**Surround condition:** Good  
**Bathroom:** Double sink  
**Sink type:** Vanity  
**Toilet:** Flushed  
**Leaks:** None  
**Flooring:** Ceramic tile

**Floor condition:** Good  
**Caulking:** Intact  
**Ventilation:** Window  
**Outlets:** Two  
**GFI's:** Yes, and working



10/10/2012 No defects noted in bathroom.



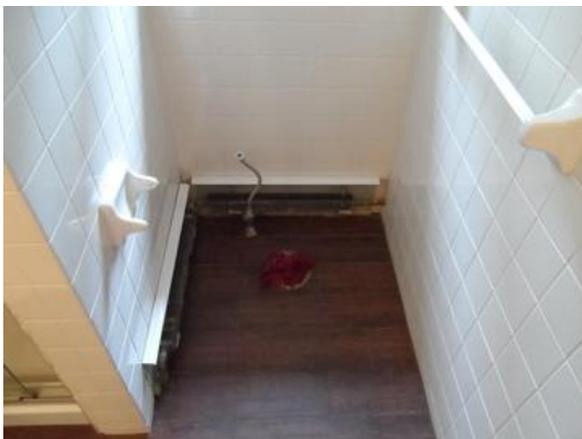
Master Bathroom



Master Bathroom



10/10/2012 Note, toilet was not installed, therefore, a functional flow test couldn't not be performed



Master Bathroom

## 2nd Floor Main Bathroom

**Bathroom location:** Second floor hallway  
**Shower:** With tub  
**Tub:** Built in  
**Surround:** Plastic  
**Surround condition:** Good  
**Number of sinks:** One  
**Sink type:** Vanity  
**Toilet:** Flushed

**Toilet condition:** Good  
**Floor:** Ceramic tile  
**Floor condition:** Good  
**Leaks:** at tub  
**Caulking:** Loose  
**Caulking:** Missing  
**Ventilation:** Window  
**Outlets:** One

**GFI's:** Yes  
**Functional Flow Test:** No drop in pressure



10/10/2012 Noted missing caulk in bathtub area. This will allow water penetration to effect sub flooring and may damage wood. Recommend a qualified contractor repair or replace as necessary.



2nd Floor Bathroom



2nd Floor Bathroom



10/10/2012 During the functional operation of the bathtub, noted, a leak at the bathtub faucet. A leaking faucet may allow water penetration behind the sheetrock, leading to deterioration and/or mold. Recommend a qualified contractor to evaluate and repair as necessary.



Leak at Faucet



2nd Floor Bathroom



10/10/2012

Similar to the general interior section of this report, the bathroom window doesn't stay open. Once open, the window immediately shuts. Recommend to repair as necessary due to the potential safety hazard.



2nd Floor Bathroom

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## 1st Floor Bathroom

<b>Bathroom location:</b> First floor hallway	<b>Toilet condition:</b> Good
<b>Shower:</b> Stall	<b>Floor:</b> Ceramic tile
<b>Tub:</b> Built in	<b>Floor condition:</b> Good
<b>Surround:</b> Plastic	<b>Leaks:</b> None noted
<b>Surround condition:</b> Good	<b>Caulking:</b> Missing
<b>Number of sinks:</b> One	<b>Ventilation:</b> Window
<b>Sink type:</b> Vanity	<b>Outlets:</b> One
<b>Toilet:</b> Flushed	<b>GFI's:</b> Yes

**Functional Flow Test:** No drop in pressure



10/10/2012

Noted missing caulk in shower area. This will allow water penetration to effect sub flooring and may damage wood. Recommend a qualified contractor repair or replace as necessary.



1st Floor Bathroom



1st Floor Bathroom



10/10/2012 Noted missing caulk on top of the shower stall. This may allow water infiltration, leading toward deterioration behind the shower panel and mold. Recommend a qualified contractor repair or replace as necessary.



1st Floor Bathroom



1st Floor Bathroom

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## Fireplace

**Fireplace material:** Brick  
**Fireplace Location:** Family room  
**Inspected:** Level 1 Inspection  
**Damper:** Operated and performed as designed  
**Flu liner:** Was not visible  
**Depth of hearth extension:** 18 inches  
**Depth to nearest flammable material:** 24 inches



10/10/2012 Note, a few small mortar cracks on the floor and wall. This could be a safety hazard. Recommend to contact a qualified contractor to evaluate and repair as necessary.



Inside the Fireplace



Floor of Fireplace



10/10/2012 All solid fuel burning appliances (woodstoves and fireplaces) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.



Inside the Flue



Fireplace

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## General Interior

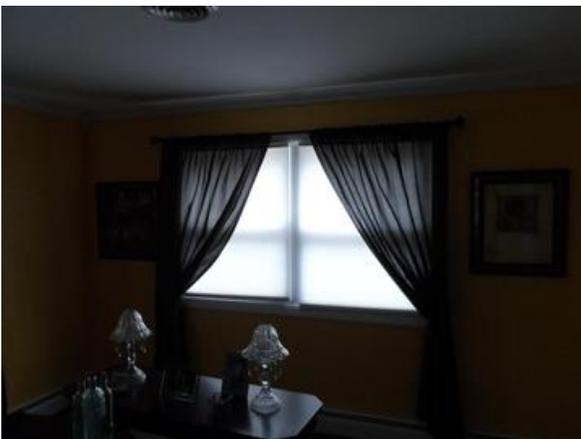
**Ceilings:** Drywall  
**Ceiling style:** Flat  
**Ceiling condition:** Good  
**Walls appear to be made of:** Drywall  
**Condition of walls:** Good  
**Floor coverings:** Wall to wall  
**Floor coverings:** Hardwood  
**When bounced on:** A normal amount of bounce

**Generally floors feel:** Level  
**Mostly doors are following type:** Hollow core  
**Condition of doors:** Good  
**Windows were mostly:** Double hung  
**Insulated glazing noted in:** All  
**Windows appear made of:** Vinyl  
**Stairs:** To basement  
**Stairs:** To attic

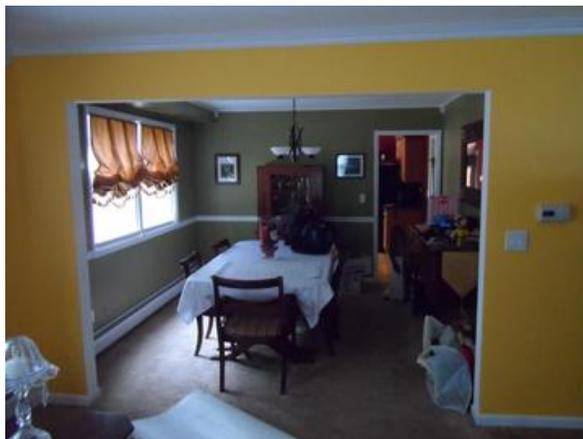
**Outlets:** Three pronged  
**Smoke detectors:** Noted on each floor



10/10/2012 Observed, several windows throughout the house shut immediately, once open. This is considered a safety hazard due to the potential of personal injury. Recommend a qualified contractor to evaluate and repair as necessary.



Living Room



Dinning Room

## Kitchen

**Cabinets:** Wooden  
**Opened and closed and found:** seemed to function  
**Cabinets are secure:** Yes  
**Counter tops:** Plastic Laminate  
**Counter tops securely fastened:** Yes  
**Kitchen floor:** Wood  
**Dishwasher:** General Electric  
**Dishwasher age:** Midlife

**Kitchen sink:** Stainless steel  
**Ran water and found:** No leaks  
**Disposal:** In Sink Erator  
**Refrigerator:** Whirlpool  
**Range:** General Electric  
**Range type:** Electric  
**Range age:** Midlife  
**Oven:** Part of stove

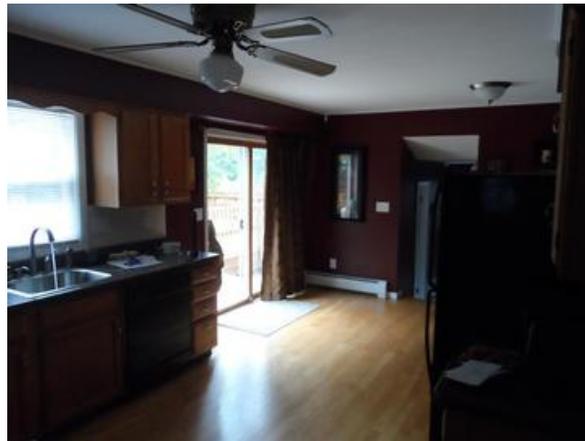
**Operated oven and found:** Gave off heat  
**Number of GFCI outlets:** Two, and worked properly  
**GFCI outlets working properly:** Yes  
**Number of regular outlets:** Two



10/10/2012 There were no apparent defects in the kitchen.



Kitchen



Kitchen

## Laundry

**Location::** Near kitchen  
**Washing machine age::** Midlife  
**Connections from water, drain & electric::** Noted  
**Dryer age::** Midlife  
**Dryer power::** Electric  
**Vented to::** Exterior  
**Dryer vent material::** Rigid metal  
**Drain pipe & Electric:** Are a safe distance

10/10/2012

The clothes dryer is equipped with a metal, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. For more information on dryer safety issues, see <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>.



Dryer Exhaust



Dryer Exhaust

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## Domestic Water Heater

**Manufacturer:** Bradford White

**Type:** Tank

**Energy source:** Natural gas

**Estimated age:** Midlife

**Capacity:** 50 Gallons

**Safety relief valve:** Was not noted

**Safety extension:** Was not noted

**Supply valve:** Was noted

**Drain discharge to:** Floor

**Rust or corrosion:** Was not noted

**Location:** Basement



10/10/2012 Hot water heater operated as designed on the day of the inspection.



Water Tank



## Heating System

**Apparent age of unit:** Mid-life  
**Heating system type:** Forced hot water  
**Energy source:** Gas  
**Combustion air supply:** Interior  
**Thermostat was turned on, the system:** Fired or gave heat  
**Emergency shut off:** Noted at top of stairs  
**Flue pipes:** Noted, pitch up to chimney  
**Boiler safety relief valve:** Noted

**Safety extension:** Noted  
**Distribution:** Baseboard convectors in most rooms  
**System location:** Basement



10/10/2012 System operated as designed on day of inspection.



Furnace



Furnace / Tank Piping to Chimney

## Electrical System

**Location of main panel:** Basement  
**Location of distribution box:** Next to main panel  
**Location of distribution box:** None noted  
**Location of main disconnect:** Top of panel  
**Type of protection:** Circuit breakers  
**Service conductor material:** Aluminum  
**Main disconnect rating:** 200 amp breaker  
**Type of branch circuit wiring:** NM sheathed (Romex)

**Aluminum branch wiring present:** No  
**Double tapped breakers:** No  
**Additional room:** Yes  
**Missing covers:** No  
**15 amp breaker:** 14 Guage wire  
**20 amp breaker:** 12 Guage wire  
**30 amp breaker:** 10 Guage wire  
**Grounding observed to:** Water main on house side

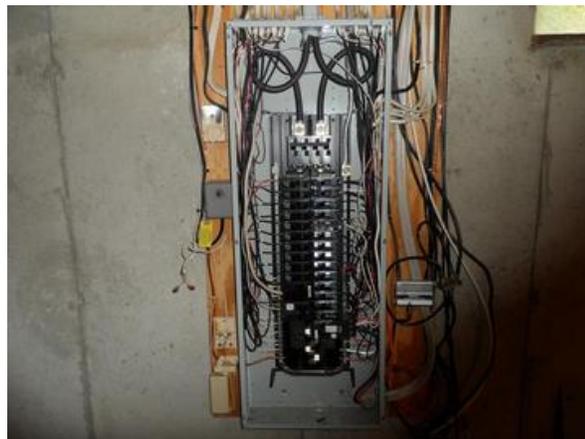
**Grounding connection feels:** Secure  
**If grounded to water main, is meter jumped:** Yes



10/10/2012 There were no visible defects in panel at time of inspection. System worked as designed.



Electrical Panel



Electrical Panel

## Plumbing System

**Main entry pipe:** Copper  
**Location of main water shut-off:** Basement  
**Waste system pipes:** Plastic  
**Main waste line cleanouts:** Noted  
**Vent pipe observed:** On roof  
**House trap:** Not noted



10/10/2012 Water was run at the kitchen sink for the duration of the inspection. There were no active leaks noted at time of inspection.



Water Meter



Ground

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## Basement

**Basement access:** Stairs from interior  
**Foundation walls:** Exposed to view  
**Ceiling framing:** Exposed to view  
**Foundation walls made of:** Poured concrete  
**Basement floor:** Poured concrete slab  
**Water stains observed on:** None noted  
**General area dampness:** None noted  
**General area dampness:** Efflorescence

**Windows:** Steel  
**Chimney in basement:** Block  
**Chimney condition:** Good

**Ventilation:** Windows  
**Pier/support post material:** Steel  
**Support column condition:** Appears intact  
**Floor drainage:** None noted  
**Sump pump:** None noted  
**Floor structure above:** Wood joists  
**Insulation material:** Fiberglass roll located above sill plate  
**Beam material:** Steel



10/10/2012

Some beginning signs of efflorescence along the foundation wall. This is early signs of water infiltration. Recommend a qualified contractor to evaluate and repair as necessary.





10/10/2012 Observed, vertical foundation cracks. Owner stated the cracks have been there since he has purchased the house. Recommend for a qualified contractor to evaluate the foundation cracks and repair if necessary.



Foundation Crack



Foundation Crack

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*This home inspection is a visual non-intrusive inspection that is in accordance with the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>*

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