



TrueView Home Inspections

(914) 831-2187

www.trueviewhomes.com

office@trueviewhomes.com

Home Inspection Report

101 Main Street

Scarsdale, NY 10583

Inspected By: Justin Albano

Prepared For: Joseph Smith

Inspected On Tue, Jan 10, 2023 at 12:00 AM

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General information about the property inspected and the conditions that existed when the inspection was performed.

Overview Photos Of Property



Approximate Age

1929

Age Based On

Listing

Door Faces

North

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

Warm

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Client, Buyer's Agent

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Mostly Level

Condition: Satisfactory

Comment 1

Monitor Condition

Keep exterior drains clear of debris.



Vegetation

Generally Maintained

Condition: Repair or Replace

Comment 2

Repair

Vines growing on exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.



Retaining Walls

Masonry

Condition: Satisfactory



Driveway

Asphalt

Condition: Marginal

Comment 3

Repair

Cracking to the driveway surface was observed.



Walkways

Concrete, Stone

Condition: Repair or Replace

Comment 4

Repair

The walkway is in need of re-pointing repairs.



Steps/Stoops

Stone, Brick

Condition: Satisfactory

Patios/Decks

Stone

Condition: Repair or Replace

Comment 5

Repair

Evidence of heaving and settlement was observed to the stone patio. Leveling of the stones is needed.



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Wood shingles

Condition: Marginal

Comment 6

Repair

Peeling paint was observed at the siding.



Exterior Trim Material

Wood

Condition: Marginal

Comment 7

Repair

Soffit/Fascia/trim Painting Needed



Windows

Wood, Vinyl

Condition: Satisfactory

Entry Doors

Vinyl, Fiberglass

Condition: Satisfactory

Fence / Walls

Wood

Condition: Repair or Replace

Comment 8

Repair

The fence is in Poor Condition and it requires repairs or replacement.



Garage

Garage Type

Attached

Condition: Satisfactory



Door Opener

Belt Drive

Condition: Satisfactory

Opener Safety Feature

Light Beam, Force Sensitive

Condition: Repair or Replace

Comment 9

Safety Concern

The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Recommend hiring a qualified overhead door company to assess and repair safety features.

Entry Door

Fire rated

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Viewed From Ladder, Drone

Roof Covering

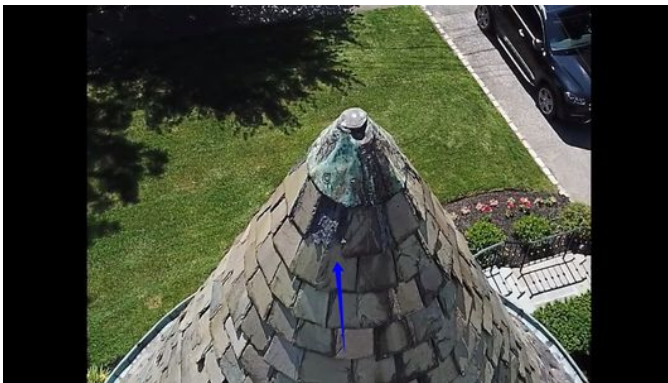
Slate

Condition: Repair or Replace

Comment 10

Repair

Repairs to the roofing are needed. Damaged or loose roofing materials should be repaired.



Ventilation Present

Roof, Gable Ends

Condition: Satisfactory

Vent Stacks

Metal

Condition: Satisfactory

Chimney

Masonry

Condition: Repair or Replace

Comment 11

Repair

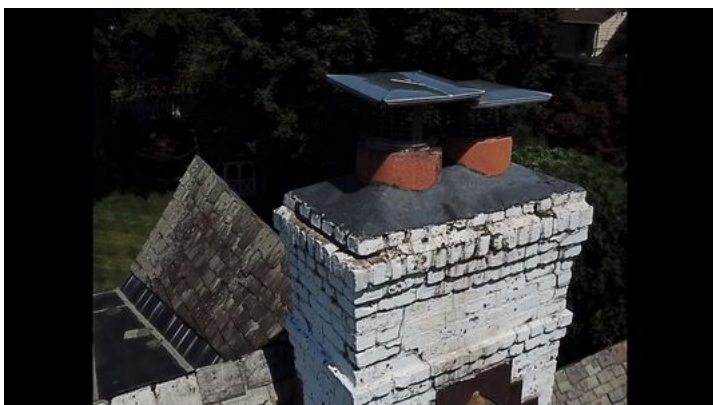
The masonry brick wall is in need of re-pointing (replacing the mortar between the bricks) to avoid water damage. Recommend hiring a qualified mason to repair or replace as necessary.



Comment 12

Major Concern

The crown of the chimney has been sealed with tar. Tar is flammable and should not be used for this application.



Sky Lights

Not Present

Flashings

Metal

Condition: Marginal

Comment 13
Monitor Condition

The flashing is old and should be monitored. If leaks occur it may be possible to patch leaky flashing; otherwise replacement will be needed.

Soffit and Fascia

Wood

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Repair or Replace

Comment 14
Repair

Damaged gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building - a potential source of water entry or water damage.



The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Basement, Crawl Space

Foundation Material

Poured Concrete

Condition: Satisfactory

Signs of Water Penetration

Moisture, Efflorescence

Condition: Marginal

Comment 15

Monitor Condition

The basement shows evidence of typical moisture penetration. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

Floor Structure

Concrete Slab, Wood Frame

Condition: Repair or Replace

Comment 16

Safety Concern

A mold like substance was observed on the underside of the flooring structure. Consult a licensed mold assessor for sampling and recommendations.



Subflooring

Plywood

Condition: Satisfactory

Wall Structure

Full Masonry

Condition: Satisfactory

Insulation

Fiberglass Batts

Condition: Satisfactory

Vermin Activity

Not Present

Wood Destroying Insects

Damage present

Comment 17

Monitor Condition

Evidence of wood destroying insect damage was observed and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further wood destroying insect activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.



The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground

Main Disconnect Location

Service Panel

Service Panel

Opening

Condition: Repair or Replace

Comment 18

Repair

Any openings in the main panel should be covered.



Service Panel Location

Basement

Photo of Panel



Service Line Material

Copper

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

200 amps

Service Panel Ground

Cold Water Pipe, Ground Rod

Branch Circuit Wiring

Stranded Copper, Stranded Aluminum, Solid Copper

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers

Yes

Condition: Satisfactory

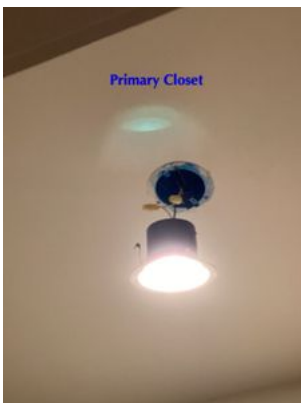
Outlets / Lights / Switches

Electrical

Comment 19

Repair

The loose light fixture should be repaired or replaced.



Comment 20

Repair

Older two prong outlets should be updated throughout the house.



Comment 21

Safety Concern

The ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle should be replaced.



Smoke Detectors

Present

Condition: Satisfactory

Electrical Comments

Comment 22
Information

A generator has been installed for the house. This is a specialized system that is beyond the scope of a home inspection. Consult with licensed electrician for details about condition, operation, and maintenance.



Sub Panel

Location

Exterior

Photo of Subpanel



Service Panel

Exterior

Comment 23
Repair

Rust damage was noted to the electrical panel. Consult a licensed electrician for repair.

Service Amperage

100

Service Voltage

240 volts

Service Line Material

Aluminum

Overcurrent Protection

Breakers

Branch Circuit Wiring

Stranded Aluminum, Stranded Copper

Condition: Repair or Replace

Comment 24

Safety Concern

A scorched wire was observed in the sub panel. Consult a licensed electrician for repair.



GFCI/AFCI Breakers

No

Condition: Satisfactory

Thermostat

Digital

Condition: Satisfactory

Thermostat Location

Hallway, Living Room, Primary Bedroom, Family Room

Heating

The heating system is inspected visually and operated by normal controls to determine general condition. We cannot predict life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Basement

Type of Equipment

HydroAir, Hot Water Boiler

Condition: Satisfactory

Photo Of Unit



Manufacturer

Weil McLain

Heating Fuel

Oil

Condition: Satisfactory

Filter Type

Disposable

Condition: Satisfactory

Type of Distribution

Metal Ducting, Flexible Ducting, Radiant Floor
Condition: Satisfactory



Manufacture Date

2010

**Comment 25
Information**

A typical boiler system has an average life expectancy of around 30-35.

**Comment 26
Information**

The boiler for this unit appears to be in working condition and within its expected life span. Actual equipment life will vary depending on quality of equipment and quality/frequency of service.

It is recommended that a yearly servicing contract with a local heating and cooling company be purchased.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Type of Equipment

Central AC
Condition: Satisfactory

Compressor #1

Carrier



Compressor #2

Carrier

Comment 27

Monitor Condition

The air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.



Air Handler #1

First Co.



Air Handler #2

First Co.



Condensate Drainage

To Exterior

Condition: Satisfactory

Comment 28

Monitor Condition

Like all mechanical equipment, condensate pumps will eventually break down. Be sure to monitor these units in order to prevent water damage or leaks.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Water Heater

Photo of Water Heater



Manufacturer

Weil McLain

Fuel

Indirect Unit

Capacity

80 gal

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Manufactured Date

2010

Comment 29

Monitor Condition

Water heaters have a typical life expectancy of 10 to 15 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Copper, PEX

Condition: Repair or Replace

Comment 30

Repair

Corrosion on the exterior of the supply piping was observed.



Location of Main Water Shutoff

At Meter

Photo of Main Water Valve



Sewer System

Public

Waste Pipe Material

Copper

Condition: Satisfactory

Sump Pump

Standard Crock

Condition: Repair or Replace

Comment 31

Repair

Sump pump float is not connected to switch. Will not operate as designed. Have repaired by licensed plumber.



Location of Fuel Shutoff

At Meter

Waste Ejector Pump

Not Present

Oil / Propane Tanks

Buried

Comment 32

Repair

It is suspected that an underground oil storage tank exists on the property. If the tank has leaked you could face a costly environmental cleanup task since the US EPA has indicated that leaky residential oil tanks are an environmental hazard for which Federal spill cleanup regulations could apply. Buried tanks which have not leaked can be opened, cleaned, and filled in-place or they can be removed entirely. Before purchasing the property you should have the tank or soil tested to assure that no leaks have occurred. If the tank is to continue in use it may be possible to purchase tank leak cleanup insurance, possibly through your oil company. Tank replacement with a newer (fiberglass) leak-resistant type or tank relocation indoors will also involve a significant expense.

Overview Photo of Kitchen



Cabinets

Wood

Condition: Satisfactory

Countertops

Stone

Condition: Satisfactory

Sink

Double

Condition: Satisfactory

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

Bosch

Condition: Satisfactory

Range

Viking

Condition: Satisfactory

Range Hood

Viking

Condition: Satisfactory

Refrigerator

Sub-Zero

Condition: Satisfactory

Dishwasher

Bosch

Condition: Satisfactory

Microwave

Bosch

Condition: Satisfactory

Disposal

Insinkerator

Condition: Satisfactory

Freezer

Sub-Zero

Condition: Satisfactory

Overview Photos of Laundry



Built In Cabinets

Yes

Condition: Satisfactory

Laundry Sink

Yes

Condition: Satisfactory

Dryer Venting

To Exterior

Condition: Satisfactory

GFCI Protection

No

Condition: Repair or Replace

Comment 33

Safety Concern

The installation of a ground fault circuit interrupter (GFCI) is recommended for any outlet within six feet of a water source and on the exterior of the home. A GFCI offers increased protection from shock or electrocution.

Laundry Hook Ups

Yes

Condition: Satisfactory

Washer

Bosch

Condition: Satisfactory

Dryer

Bosch

Condition: Satisfactory

Bathroom #1

Location

First Fl

Overview Photos of Bathroom



Bath Tub

Free Standing

Condition: Repair or Replace

Comment 34

Repair

The handle at the shower head is damaged.



Comment 35

Repair

The drain stopper is missing in the bathtub.



Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator, Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #2

Location

Second Floor Ensuite

Overview Photos of Bathroom



Bath Tub

Recessed

Condition: Repair or Replace

Comment 36
Repair

The shower diverter valve needs repair. Water continues to run from the faucet while the shower is on.

Shower

Stall

Condition: Repair or Replace

Comment 37
Repair

Shower Stall Tile caulk/grout repairs are needed.



Comment 38

Repair

A leak was detected at the shower stall glass. Repair is needed.



Sink(s)

Single Vanity

Condition: Repair or Replace

Comment 39

Repair

A faucet handle is damaged at the sink.



Toilet

Standard Tank

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator, Window
Condition: Satisfactory

GFCI Protection

Outlets
Condition: Satisfactory

Primary Bathroom

Overview Photos of Bathroom



Bath Tub

Free Standing
Condition: Satisfactory

Shower

Stall
Condition: Repair or Replace

**Comment 40
Repair**

Shower Stall Tile caulk/grout repairs are needed.

Sink(s)

Double Vanity
Condition: Satisfactory

Toilet

Standard Tank
Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Ceiling

Painted Drywall, Wood

Condition: Repair or Replace

Comment 41

Repair

Damage to the interior finish was observed.



Comment 42

Repair

Peeling paint and areas of damaged/missing wood at garage. Make needed repairs, prep and paint.



Floors

Tile, Wood

Condition: Repair or Replace

Comment 43
Major Concern

Evidence of warping to the hardwood flooring was noted.



Walls

Painted Drywall

Condition: Satisfactory

Window Types

Double Hung, Casement

Condition: Repair or Replace

Comment 44
Repair

The window could not be opened. All windows should be operational.



Entry Door Types

Sliding

Condition: Satisfactory

Comment 45

Repair

Thermo seals are broken at sliding door. Glass will be cloudy or droplets may form between panes. Replacing glass is only know way to repair.



Interior Door Materials

Wood

Stairs

Standard

Fireplace

Manufactured

Condition: Repair or Replace

Comment 46

Repair

The fireplace chimney should be inspected and cleaned prior to operation.



Attic

Attic Entry

Hallway

Overview Photos Of Attic



Roof Framing Type

Joist and Rafters

Condition: Satisfactory

Roof Deck Material

Plywood

Condition: Satisfactory

Insulation

Spray Foam

Condition: Satisfactory

Vermin Activity

Not Present

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety Concern

Safety Concern

The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Recommend hiring a qualified overhead door company to assess and repair safety features.

Safety Concern

A mold like substance was observed on the underside of the flooring structure. Consult a licensed mold assessor for sampling and recommendations.



Safety Concern

The ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle should be replaced.



Safety Concern

A scorched wire was observed in the sub panel. Consult a licensed electrician for repair.



Safety Concern

The installation of a ground fault circuit interrupter (GFCI) is recommended for any outlet within six feet of a water source and on the exterior of the home. A GFCI offers increased protection from shock or electrocution.

Major Concern

Major Concern

The crown of the chimney has been sealed with tar. Tar is flammable and should not be used for this application.



Major Concern

Evidence of warping to the hardwood flooring was noted.



Repair

Repair

Vines growing on exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.



Repair

Cracking to the driveway surface was observed.



Repair

The walkway is in need of re-pointing repairs.



Repair

Evidence of heaving and settlement was observed to the stone patio. Leveling of the stones is needed.



Repair

Peeling paint was observed at the siding.



Repair

Soffit/Fascia/trim Painting Needed



Repair

The fence is in Poor Condition and it requires repairs or replacement.



Repair

Repairs to the roofing are needed. Damaged or loose roofing materials should be repaired.



Repair

The masonry brick wall is in need of re-pointing (replacing the mortar between the bricks) to avoid water damage. Recommend hiring a qualified mason to repair or replace as necessary.



Repair

Damaged gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building - a potential source of water entry or water damage.



Repair

Any openings in the main panel should be covered.



Repair

The loose light fixture should be repaired or replaced.



Repair

Older two prong outlets should be updated throughout the house.



Repair

Rust damage was noted to the electrical panel. Consult a licensed electrician for repair.

Repair

Corrosion on the exterior of the supply piping was observed.



Repair

Sump pump float is not connected to switch. Will not operate as designed. Have repaired by licensed plumber.



Repair

It is suspected that an underground oil storage tank exists on the property. If the tank has leaked you could face a costly environmental cleanup task since the US EPA has indicated that leaky residential oil tanks are an environmental hazard for which Federal spill cleanup regulations could apply. Buried tanks which have not leaked can be opened, cleaned, and filled in-place or they can be removed entirely. Before purchasing the property you should have the tank or soil tested to assure that no leaks have occurred. If the tank is to continue in use it may be possible to purchase tank leak cleanup insurance, possibly through your oil company. Tank replacement with a newer (fiberglass) leak-resistant type or tank relocation indoors will also involve a significant expense.

Repair

The handle at the shower head is damaged.



Repair

The drain stopper is missing in the bathtub.



Repair

The shower diverter valve needs repair. Water continues to run from the faucet while the shower is on.

Repair

Shower Stall Tile caulk/grout repairs are needed.



Repair

A leak was detected at the shower stall glass. Repair is needed.



Repair

A faucet handle is damaged at the sink.



Repair

Shower Stall Tile caulk/grout repairs are needed.

Repair

Damage to the interior finish was observed.



Repair

Peeling paint and areas of damaged/missing wood at garage. Make needed repairs, prep and paint.



Repair

The window could not be opened. All windows should be operational.



Repair

Thermo seals are broken at sliding door. Glass will be cloudy or droplets may form between panes. Replacing glass is only know way to repair.



Repair

The fireplace chimney should be inspected and cleaned prior to operation.

