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October 6, 2021

Important Client
100 Main Street
Anytown, New York 11111

Re: 200 New Street
Newtown, New York

Dear Important Client:

Thank you for allowing our company to be of service to you. We appreciate the trust and confidence you have placed in us.

Enclosed herewith please find the inspection report for the above reference premises. This report should be read carefully and discussed with your attorney.

If you have any questions after reading the inspection report or after you are in your new home, please feel free to contact our office.

Very truly yours,

Debbie J. Falcone

This report was prepared by:

James P. Jacobs

NYS License No.: 16000007038





Building Analysis Report

For
200 New Street, Newtown, New York
October 6, 2021

Please note that the full extent of the required repair work, as well as certain defects may be concealed or undetectable unless the item is dismantled, disassembled, or moved. Our inspectors will not dismantle, disassemble or move any items. Any areas or conditions relating to areas beneath, behind, or within other items, that cannot be visually inspected without dismantling, disassembling, or moving other items are excluded from this inspection.

The remarks and homeowner tips are intended for general informational purposes only and may not apply to your particular home. We always recommend licensed contractors perform all repairs associated with the home as we are unaware of the expertise of our clients.

Current Recommendations:

1. **Roofing - Gutter/downspout Condition:** They are dented/damaged/loose and should be repaired or replaced. The downspouts are spilling too close to the home and should be diverted/extended to properly channel water away from the home.
2. **Interior - Stairs #1 Condition: Stairs:** The stairs to the basement need a railing along the steps.
3. **Interior - Stairs #2 Condition:** The stairs to the second floor need a railing along the upper steps.
4. **Interior - Windows condition:** The windows have some with cracked/broken glass which should be repaired or replaced and have some that are difficult to open and close and should be repaired or replaced and have some missing hardware which should be replaced.
5. **Grounds - Window Wells problem:** Window well(s) at the basement window(s) is/are not present and should be installed where required.
6. **Grounds - Deck #1 Condition:** It needs a railing installed at the steps.
7. **Roofing - Roll Roofing Condition:** The roof covering should be re-roofed.
8. **Kitchen #1 - Stove Condition:** It has some burners/elements that are not functioning properly which be repaired or replaced.
9. **Kitchen #1 – Sink:** The trap is improper as it is an S-trap and should be replaced with a P-trap.
10. **Kitchen #1 - GFCI outlet:** GFCI protection is not present in the kitchen. It is recommended they be installed by a licensed electrician.
11. **Kitchen #1 - Microwave condition:** It is damaged and should be replaced.
12. **Kitchen #1 – Dishwasher:** It should be replaced due to its age.
13. **Plumbing - Waste Lines condition:** They have some open waste lines which should be repaired/capped.
14. **Basement #1 - Walls Condition:** The wall coverings are damaged and have mold present and should be removed and all areas professionally cleaned/sanitized.

15. **Cooling - Other - Ceiling Fan #1 condition: Cooling:** The ceiling fan in the kitchen has a light unit that is not functional and should be repaired or replaced.
16. **Electrical - C.O. detectors:** Carbon monoxide detectors are not present and should be installed as required.
17. **Attic #1 - Insulation Composition: Insulation:** Vermiculite, which can contain asbestos and should be tested by a licensed asbestos contractor.
18. **Bathrooms #1 - Bath #1 sink:** The sink trap is rusted/corroded/improper and should be repaired or replaced.
19. **Heating System – Furnace:** It should be replaced due to its age.

General Recommendations

- It is recommended you verify that a certificate of occupancy exists for this house in its present configuration as it will be needed for closing. This should be discussed with your attorney.
- If it is available from the current homeowner, it is recommended the Fire Underwriters Laboratory certificate be obtained to cover any electrical work associated with the house. This should be discussed with your attorney.
- This report does not address any municipal codes. Your attorney and title company should be aware of the particular municipal codes and regulations affecting this home, and therefore this report should be evaluated by your attorney to determine if any violations exist.

Enjoy your new home.

THROUGHOUT THIS REPORT WHERE THE AGE OF APPLIANCES, ROOFS, ETC., IS STATED, THE AGE SHOWN IS APPROXIMATE, IT IS NOT POSSIBLE TO BE EXACT, BUT AN EFFORT IS MADE TO BE AS ACCURATE AS POSSIBLE BASED ON THE VISIBLE EVIDENCE OR INFORMATION GIVEN BY REAL ESTATE AGENTS AND CURRENT HOMEOWNERS.

WHEN ANY ITEM IN THE REPORT IS REPORTED TO BE IN "ACCEPTABLE" CONDITION, THE MEANING IS THAT IT SHOULD GIVE GENERALLY SATISFACTORY SERVICE WITHIN THE LIMITS OF ITS AGE AND PRESENT CONDITION.

THIS INSPECTION IS BASED ON VISIBLE AND APPARENT CONDITIONS OF THE HOME. ALL INFORMATION IS GIVEN AS OF THE TIME OF THE INSPECTION. THE INSPECTOR MAY NOT MOVE FURNITURE, CARPETING OR DISMANTLE ANY ITEMS.

THIS INSPECTION OFFERS NO GUARANTEE AS TO ANY PURPOSELY CONCEALED DEFECTS AND CONTAINS NO EXPRESS OR IMPLIED WARRANTY.

WHILE THERE IS NO "PERFECT" HOME, MOST HOMES ARE "PERFECT FOR LIVING".

Although the home and equipment may be in good condition when inspected, the condition may change thereafter. It is recommended you do a final walk-through inspection immediately prior to closing.

The walk-through is one of the most important parts of the inspection process. During this time you will be able to view many areas the engineer could not see at the time of the initial inspection due to furniture, stored items, floor and wall coverings. It is important that you go through the home thoroughly to locate any deficiencies or defects which could not be seen on the initial inspection. These items should be brought to the attention of your attorney so that they may be addressed at closing. A closing checklist is provided at the end of this report to assist you in this process.

STRUCTURAL

This home is a colonial style home. The home faces primarily West. It is 62 degrees and cloudy.

Age of Home: Built in 1913 per the listing.

Structure:

The visible portions of the foundation wall are concrete block. It is in acceptable condition **but has some minor cracks noted which should be filled in with an appropriate material to help prevent possible water infiltration.**

The floor framing is 2 inch by 6 inch wood joists. It is in acceptable condition. Any areas behind drywall and other coverings are not visible for inspection.

Wall framing is 2 inch by 4 inch wood studs. It is in acceptable condition. Any areas behind drywall and other coverings are not visible for inspection.

Ceiling framing is 2 inch by 6 inch wood joists. It is . Any areas behind drywall and other coverings are not visible for inspection.

Roof framing is 2 inch by 6 inch wood rafters. It is in acceptable condition.

The house is vacant.

Homeowner Tip: Every building experiences some settlement during which time cracks may develop. Generally cracks under 3/16" wide are due to normal settlement. All cracks of this type can easily be repointed or resealed. Unless the crack gets worse or bulging or bowing takes place, it should not be viewed as a major concern.

Homeowner Tip: While every effort is made to identify signs of past or present water entry, it is generally not possible to guarantee an underground area will remain dry, especially when finished walls conceal the building foundation from view

BASEMENT

There is a full basement.





Floor: The floor is in acceptable condition. Areas below coverings are not visible for inspection.

The floor covering is resilient tile. It is loose and these areas should be properly secured or replaced.

Walls: The walls are concrete block and covered with drywall or paneling or wood. They are in acceptable condition. **The wall coverings are damaged and have mold present and should be removed and all areas professionally cleaned/sanitized.**

Ceilings: The ceiling is covered with drywall and open. It is in acceptable condition.

Supports: There are metal supports present. They are in acceptable condition.

Moisture: The basement tests wet with the moisture meter. There are signs of past dampness as noted by efflorescence. **It is recommended the soil at the perimeter of the home be regraded and the downspouts be diverted farther away to direct water away from the foundation.**

CRAWLSPACE

The crawlspace has no access and therefore could not be inspected. It is recommended an access area be installed by a licensed contractor and that the area be inspected prior to closing.

HEATING

Heating System:

Fuel: Gas

Type: Forced air furnace

Age: Older

Brand: Rheem

The unit it is functioning properly but **should be replaced due to its age.** The humidifier is leaking and missing parts.



Many interior components of a heating system are not fully visible and therefore it is recommended they be evaluated by a licensed heating contractor. It is recommended the system be thoroughly cleaned and serviced by a licensed heating contractor, for proper operation. This should be done prior to the walk-through, and thereafter yearly, to ensure proper and safe operation. This servicing should include all gauges, controls, check for proper chimney draft, efficiency test (including carbon monoxide levels), smoke test and stack temperature, valves, safety devices, etc.

We test the unit raising the temperature at the thermostat.

The amount of ventilation in the area is adequate.

Due to the age of the home some may have fresh air vents from the interior of the home. While it is not required to obtain combustion make-up air from the exterior of the home, for safety purposes, we feel it is best to obtain the fresh air from outside.

Public Gas Supply: There are no leaks are detected. The shut-off is located in the basement.



Distribution: Ductwork to registers distributes heat throughout the home. They are in acceptable condition.

Some sections are contained within the structure of the house and could not be visually inspected.

Any areas that are blocked by furniture or stored items cannot be inspected.

Heat distribution is adequate and even.

Homeowner Tip: Approximately 500 BTU's/hour are required for each 100 square feet of space. The filter in the blower compartment should be changed often to help increase the efficiency. Where the heating unit contains filters, they must be kept clean and changed as often as necessary. A dirty filter will impede airflow in the system and reduce its efficiency. It is also important to periodically check that the flue pipe and chimney are clear of dirt and debris and that exhaust fumes are venting properly. Also check that the flue pipes are securely fastened to the chimney so that no backdrafting of harmful gases can occur. It is also recommended that all room vents be periodically vacuumed, checked for debris and left unobstructed to ensure proper operation. An emergency shutoff switch, similar to a light switch, is installed so that in case of an emergency the entire system can be shut down quickly. These switches wear with age just as any light switch and should be periodically checked for proper operation and replaced or repaired as needed.

COOLING

Cooling: Type: Ceiling Fan
should be repaired or replaced.

The ceiling fan in the Kitchen has a **light unit that is not functional and**



PLUMBING

Water service: Domestic water supply to the home is provided by a public water system.

The shut-off is in the basement.



Interior Supply Pipes: The visible portions of the piping for the branch lines are copper but the main to the street is galvanized metal. If there are galvanized pipes, these tend to build up material on the interior as they age, reducing flow rate and rotting from the inside. It is recommended you budget to replace these pipes in the near future.

There is a 3/4 inch diameter house main, which connects to 1/2 inch distribution pipes.

The visible interior pipes are in acceptable condition with no leaks or signs of leaks detected.

Water flow rate and pressure are tested by running several fixtures simultaneously and flushing the toilet to put stress on the system.

Homeowner Tip: It is recommended any hose bibs/exterior spigots be turned off during the winter months. Turn off the interior shutoff valves and leave the spigot valve open throughout the winter months to prevent water freezing which could result in bursting.

Waste Discharge: Private type, per the area.

The waste lines inside the home are plastic and cast iron. They are in acceptable condition **but have some open waste lines which should be repaired/capped.** Some sections are unable to be visually inspected as they are contained within the structure of the home.



If there are galvanized pipes, these tend to build up material on the interior as they age, reducing flow rate and rotting from the inside. It is recommended you budget to replace these pipes in the near future.

If this is a private/cesspool system, as we are unable to open the cesspool, it is recommended a cesspool certification be obtained from a licensed cesspool company.

Water Heater: Age: Mid-life and Newer Fuel: Gas

Capacity: Ample for approximately 5 to 6 people. 40 gallons.

The water heater is in acceptable condition and operating properly.



Hot water is felt at various sinks. The temperature and quantity of the domestic hot water supply to the home is determined to be adequate for present demand.

Homeowner Tips: Water heaters wear from the inside out and start to leak when they reach the end of their functional lives. We recommend cleaning and draining the water heater on a regular basis to prolong the life and increase the efficiency. The temperature control should be adjusted to suit your personal comfort. Decreasing the temperature setting

and wrapping the unit with an inexpensive insulation blanket may produce savings of up to 20%. It is not unusual for internal heating elements or rods to become defective and require replacement. If you notice water on the floor around the base of the water heater it may be an indication that it requires repair or replacement.

BATHROOM

Bathroom #1: Is a full bath located off the bedroom hallway.



It contains a toilet and tub and single sink.

The toilet is in acceptable condition and functioning properly.

The sink is in acceptable condition and functioning properly but **the trap is rusted/corroded/improper and should be repaired or replaced.**



The tub is in acceptable condition and functioning properly.

The tub has a ceramic tile surround. It is in acceptable condition.

Ventilation is provided by a window which is functioning properly and a vent fan which is operating properly.



GFCI protection is present and operating properly.

Even though your particular municipality may not require them, we recommend they be installed in all areas where water and electricity are present.

The floor covering is ceramic tile. It is in acceptable condition.

The wall covering is drywall. It is in acceptable condition.

Homeowner Tip: Caulking and grouting around tub and shower enclosures are needed periodically to prevent moisture penetration and damage. Structural damage to the underlying wall may occur if water is allowed to infiltrate. The holes in the walls where the pipes come through should be caulked to prevent leakage. We recommend checking the plumbing behind the access panels occasionally. Early detection of a leak can prevent damage.

ELECTRICAL

Line Entrance: overhead

Cable Size: 100 amps

Meter Pan: The meter pan is in acceptable condition.



Service line: The electric service line entering the house is a type 3 wire capable of supplying both 110 and 220 volts. It is in acceptable condition.

Panel Box: The panel box has a capacity of 100 amps and is located in the Den. The box could not be fully inspected as the cover could not be removed **and should be inspected prior to closing.**



The box contains circuit breakers. They are in acceptable condition.

The service is grounded to the water main.

The service is sufficient for current demand.

Sub-Panel Box: The sub panel box has a capacity of 50 amps. It is located in the basement. The sub-panel box is in

acceptable condition.



Conductors: The branch wiring is copper BX and copper romex, as viewed from random outlets and switches and the panel box(es).

The branch wiring is in acceptable condition.

Homeowner Tip: In order to verify proper pigtail, the outlet must be removed, the wire nut must be removed, the manner of pigtail checked, and the type of oil used be determined. If there are cloth covered wires present which can become brittle, you may want to consult with an electrician as to their care and condition.

Fixtures, Outlets and Switches: There are 2 and 3 prong outlets present. A random check shows the outlets are properly grounded and properly polarized.

Homeowner Tip: The purpose of a GFCI/AFCI is to prevent serious shocks which can occur when holding a faulty electrical appliance while water or another ground is touched. Many houses do not have GFCI/AFCI breakers. However they are good safety devices and are now required by many local electrical codes. As part of proper maintenance GFCI switches should be tested every 30 days. If they fail to work properly replacement may be necessary.

Smoke Detectors: Smoke detector(s) are present in all required areas.

Smoke detectors should always be present outside all bedrooms, in the living room/main living area, and in the basement for proper safety. It is recommended all older smoke detectors be replaced after you move into a home as over time, a film can develop on the sensors which slows down reaction time. Most areas require that they be hard wired and that they communicate with each other, so when one goes off, they all go off or that they have a 10 year non-removable battery.

Carbon Monoxide Detectors: Carbon monoxide detectors are **not present and should be installed as required.**

Carbon monoxide detectors should always be present outside bedrooms, in the basement, and on each other level of the home for proper safety. It is recommended all older detectors be replaced after you move into a home as over time, a film can develop on the sensors which slows down reaction time.

KITCHEN



Cabinets: The wood cabinets are in acceptable condition but **improperly secured to the wall and should be properly secured.**

Countertop: The plastic laminate countertop is in acceptable condition.

Sink: The sink is in acceptable condition **but the trap is improper as it is an S-trap and should be replaced with a P-trap.** The faucet is functioning properly with no leaks and the sprayer is functioning properly with no leaks.



Dishwasher: Age: Older.

The dishwasher was not tested due to its age **and should be replaced.**



The dishwasher is tested on a random cycle. It is not checked for its efficiency in how well it does clean the dishes, but rather how it functions through its cycles without leaking.

Stove: Fuel: Gas Age: Older

It has some burners/elements that are not functioning properly which be repaired or replaced.



We do not test self-cleaning features as it would take several hours and heat up the house to a higher temperature.

Any stoves which are match lit, cannot be tested due to safety requirements.

Ventilation: The rangehood is in acceptable condition and functioning properly and built into the microwave.

Refrigerator: Age: Older.

The refrigerator is in acceptable condition and functioning properly.



Homeowner Tip: It is recommended the lower and rear units be vacuumed periodically to remove dust to ensure efficient operation.

Microwave: Age: Older.

It is damaged and should be replaced.



Microwaves are tested on a random setting without food.

GFCI Outlet: GFCI protection is **not present in the kitchen.** It is recommended they be installed by a licensed electrician.

Even though your particular municipality may not require them, we recommend they be installed in all areas where water and electricity are present such as bathrooms, kitchens, for safety purposes.

INTERIOR



Floors: They are fairly level and in acceptable condition with no soft spots detected. Any areas which are blocked by coverings, stored items or furniture cannot be inspected.

The sub-floors are covered with carpet and tiles and wood. They are in acceptable condition.

Walls: The walls are covered by drywall and plaster. They are in acceptable condition.

Any minor holes, cracks, and nail pops, should be repaired/respackled prior to the next painting for cosmetic purposes. Any areas that are blocked by stored items, furniture, or wall coverings cannot be inspected.

Ceilings: The ceilings are covered by drywall and plaster. They are in acceptable condition.

Any minor holes, cracks, and nail pops, should be repaired/respackled prior to the next painting for cosmetic purposes. Any areas that are blocked by stored items, furniture, or wall coverings cannot be inspected.

Stairs: The stairs to the basement are in acceptable condition **but need a railing along the steps.**



The stairs to the second floor are in acceptable condition **but need a railing along the upper steps.**



Doors: The interior doors are in acceptable condition and functioning properly. Any doors, which are blocked by furniture or stored items, cannot be inspected.

Windows: The windows have **some with cracked/broken glass which should be repaired or replaced and have some that are difficult to open and close and should be repaired or replaced and have some missing hardware which should be replaced.** They have insulated and single pane glass.



Insulated glass is more energy efficient than single pane. Any windows, which are blocked by furniture or stored items, cannot be inspected.

Homeowner Tip: Where insulated windows exist you should be aware that the seals may break. When this happens, condensation may form between the panes of glass. Over time the windows may become opaque. The windows are still functional, however they are no longer insulated. All windows require occasional maintenance. This may include adjustments to the balance and operating mechanisms, locks and hardware, replacement of dried out or missing glazing compound and broken or cracked panes of glass. Proper maintenance will ensure that the windows stay sound and functional.

ATTIC





There is access to the attic via a scuttlehole/opening/vent located in the bedroom hallway. The attic was viewed from the access area only. Not all areas are visible for inspection in this circumstance.

Storage: The attic area is partially floored. Visibility is limited by insulation.

Insulation: Fiberglass insulation and Cellulose insulation and **Vermiculite, which can contain asbestos and should be tested by a licensed asbestos contractor.** It has an average thickness of 3-6 inches. The insulation is in acceptable condition. **The amount of insulation is not adequate. It is recommended additional insulation be installed for energy efficiency.**



Ventilation: Ventilation for the roof and attic is provided by gable end vent(s) and ridge venting, which is/are in acceptable condition. Any areas with cathedral ceilings are not accessible for inspection.

The amount of ventilation is adequate.

Homes may require decreasing moisture levels rather than increasing ventilation in order to prevent excess moisture in attics. Check the basement/crawlspace section of this report regarding moisture levels. Excess moisture/humidity levels in a home will generally come from the slab or ground.

Homeowner Tip: Sufficient air circulation is required to allow the release of moisture and heat buildup. All vents should be kept open and unobstructed at all times. It is recommended that there be 1 sq. ft. of clear ventilation opening for every 300 sq. ft. of attic space.

ROOFING

Location: The roof areas are covered with 1 layer of shingles. The top layer is architectural type, asphalt composition shingles, which appear to be mid-life in age.



The roof covering is in acceptable condition with no leaks detected. The roof has a remaining life expectancy of up to approximately ten years.

The second roof area is covered with an undetermined amount of roll roofing. The top layer is asphalt composition roll roofing, which appears to be at the end of its life expectancy with missing particulate.



The roof covering should be re-roofed.

The roof was inspected by walking the roof and from the ground and from the ladder.

Homeowner Tip: Most building codes allow 2 layers of shingles before the need to strip the roof and start over. If an additional layer is installed over a badly aged layer, the new shingles will not be able to lay as flat as they should and the life expectancy will be reduced. You should expect to perform routine maintenance such as resealing the chimney and valley flashings and other areas where the roof membrane has been pierced, such as from antenna guide wires. It is not unusual for pinhole leaks to develop and reseal themselves. You should be aware that unusually harsh weather conditions will reduce the life expectancy of a roof. Tar patches will typically age faster than the surrounding roofing material. If any areas are covered by tar, it is recommended the tar be periodically inspected and re-tarred as it wears to help prevent possible water infiltration.

Flashing: The flashing is covered with tar in some areas and not visible for inspection and is in acceptable condition where visible.

If there is any tar on the flashing, you should be aware that tar is only a patch. It is recommended the tarred area be periodically inspected and re-tarred as it wears or reflashed, as required by a licensed roofer to help prevent possible water infiltration. Flashing can also be found beneath roof shingles and exterior wall coverings and may not be visible for inspection in this circumstance.

Gutters and Downspouts: They are dented/damaged/loose and should be repaired or replaced. The downspouts are spilling too close to the home and should be diverted/extended to properly channel water away from the home.

Homeowner Tip: The installation of gutter screens and guards will help to prolong their life. Seal small leaks from the inside with an exterior sealant or caulk. Aluminum gutters are prone to rust after extended exposure to the elements, but periodic painting will help prolong their life. If ice is allowed to accumulate in the gutters, ice dams may form. These dams can allow water to back up under the roof and enter the attic causing moisture damage and rot to occur. This leakage may go undetected until staining occurs on the ceilings below or on the walls. We recommend all downspout ends be extended at least 18 to 24 inches from the foundation of the house. Splashblocks or extenders should be installed at the ends of the downspouts as needed.

EXTERIOR

Doors: The front entry door(s) and storm door(s) is in acceptable condition and functioning properly.

The back sliding door with insulated glass is/are in acceptable condition and functioning properly.

The basement entry door(s) is in acceptable condition and functioning properly, **but the trim is water damaged and should be replaced.**



Skylight: The skylight located in the east side of the roof is in acceptable condition.



Exterior Wall Covering: The walls are covered with wood clapboards and asbestos/mineral fiber shingles **which has some damaged, rotted, missing, or loose sections and should be repaired or replaced.**

Homeowner Tip: Caulking should be maintained at all points where cables and pipes enter or leave the house, at face nailing, and around the meter to prevent possible water infiltration.

Exterior Trim: The trim, soffits and fascias are aluminum clad and wood. They are in acceptable condition.

Chimney #1: There is a masonry chimney located on the north side of the home.

It is in acceptable condition.



As the full length cannot be inspected, you may wish to have it further evaluated by a licensed chimney contractor.

It is recommended caps be present on chimney flues to help prevent possible water and animal entry.

It is recommended it be cleaned prior to use and every one to two years thereafter by a licensed chimney sweep.

GFCI outlet: GFCI protection is present at the exterior areas.

Even though your particular municipality may not require them, we recommend they be installed in all areas where water and electricity are present such as bathrooms, kitchens, for safety purposes.

GROUND

General grading: The grading, slope and drainage are **not proper at the foundation and should be regraded to properly channel water away.**

Homeowner Tip: All grading around the perimeter of the home should be sloped away from the foundation. It is not uncommon for areas to settle or erode, thereby allowing water to flow back towards the foundation, possibly finding its way inside. Regrading is an ongoing process and required as part of normal maintenance. Soil should be pitched at a minimum of 15 degrees away from the foundation to help prevent seepage into the basement.

Walkways: There is/are concrete and concrete pavers walkway(s). The walkway(s) is/are fairly level and in acceptable condition.



Driveway: The driveway is gravel filled. It is fairly level and in acceptable condition but needs more stones/gravel added.

Window well(s): Window well(s) at the basement window(s) is/are **not present and should be installed where required.**



It is recommended window well(s) be installed at any basement/crawlspace windows where the soil is less than 6 to 8 inches below the window.

Plantings: There is various vegetation located through the property, which is in acceptable condition.

Fences: The fence(s) is in acceptable condition.

Deck: A deck is located off the rear of the home. It is constructed of wood.

It is secure, fairly level and in acceptable condition **but needs a railing installed at the steps and the railing is installed to low and should be repaired or replaced.**



Wood decks should be painted/stained/treated with a wood preservative on a yearly basis.

Patio/terrace: A patio is located off the rear of the home. It is constructed of concrete pavers. The patio is **uneven and should be repaired or replaced.**



Steps: The front door steps are in acceptable condition.

Outbuildings: The outbuilding at the back yard is in acceptable condition but is sitting too close to the property line and is improperly framed and should be repaired or replaced and locked and therefore the interior could not be inspected.

