



Home IQ Home Inspections
(845) 820-3610

Home Inspection Report

31 Becker Street
Lake Peekskill, NY 10537

Inspected By: Derek Nagel
Inspected On Sat, Mar 16, 2024 at 9:31 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

1938

Age Based On

Sellers Disclosure

Door Faces

Northeast

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

Cool

Soil Condition

Damp

Utilities On During Inspection

Electric Service, Water Service, LP gas

People Present

Owner

Site

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

Sloped Away From Structure

Condition: Satisfactory

Vegetation

Not Growing Against Structure, Generally Maintained

Condition: Satisfactory

Retaining Walls

Rock

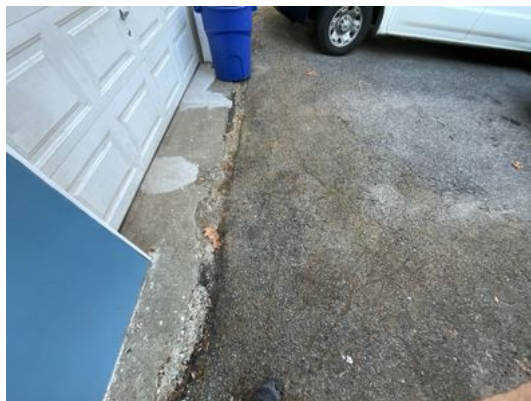
Condition: Satisfactory



Driveway

Asphalt

Condition: Marginal



Comment 1

Monitor Condition

Driveway in marginal condition, recommend having a asphalt contractor, assess, and seal

Walkways

Concrete, Stepping Stones

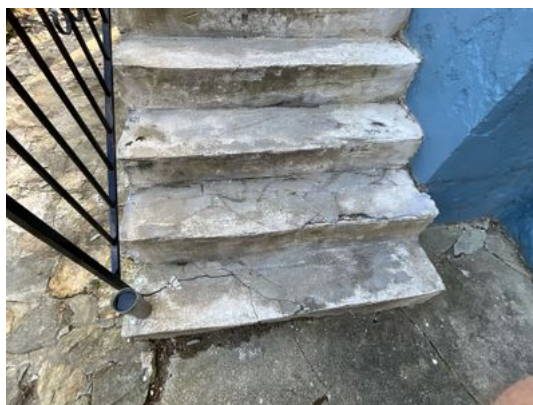
Condition: Marginal



Steps/Stoops

Concrete, Stone

Condition: Marginal





Comment 2

Monitor Condition

All stairways around exterior of house are stone/masonry. Several stairways have mortar flaking and/or concrete cracking. Recommend having stairways evaluated by a qualified masonry contractor.

Patios/Decks

Stone

Condition: Satisfactory



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

Aluminum Siding, Stucco, T1-11

Condition: Satisfactory

Exterior Trim Material

Wood, PVC

Condition: Satisfactory

Windows

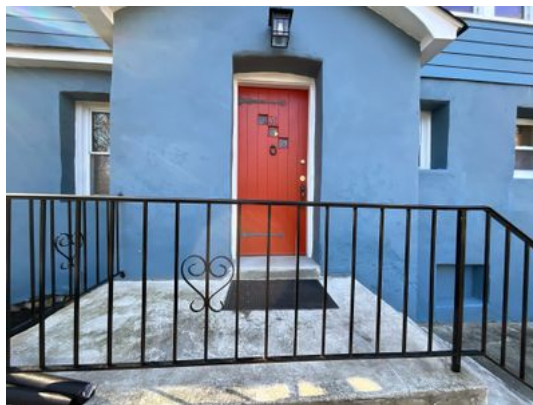
Vinyl

Condition: Satisfactory

Entry Doors

Wood, Fiberglass

Condition: Satisfactory



Balconies

Rooftop

Condition: Repair or Replace



Comment 3

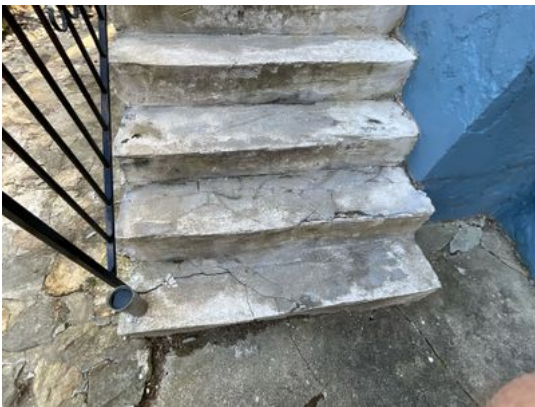
Safety Concern

Railing missing on rooftop deck. This poses a major safety concern, recommend hiring a qualified contractor to install a railing.

Railings

Wood, Metal

Condition: Satisfactory



Comment 4

Safety Concern

Handrail on front steps has open ends which poses a “snag” risk and therefore is a safety concern. Recommend hiring qualified contractor to install a handrail with ends that are returned to the wall



Garage

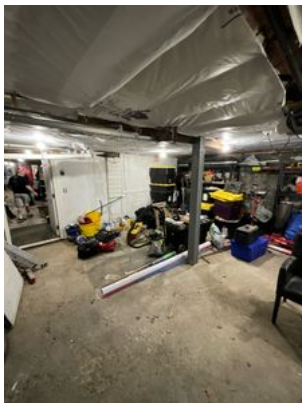
Garage Type

Basement

Condition: Satisfactory



Overview Photos Of Garage



Garage Size

1.5 Car

Door Opener

Chain Drive

Condition: Satisfactory



Opener Safety Feature

Light Beam

Condition: Satisfactory



Roofing

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

From Ground with Binoculars

Roof Design

Gable, Hip, Flat

Roof Covering

Roll Roofing, Architectural Asphalt

Condition: Satisfactory

Photo Of Each Roofing Type



Approximate Roof Age

10-15 yrs

Comment 5 Information

The flat roof sections are new- replaced within the last 2 years

Comment 6

Monitor Condition

The sloped sections of the roof are architectural asphalt shingles. The roof age is unknown and should be evaluated by a qualified roof contractor

Ventilation Present

Gable Ends

Condition: Satisfactory

Vent Stacks

Metal

Condition: Satisfactory



Chimney

Masonry

Condition: Satisfactory



Sky Lights

Not Present

Flashings

Metal

Condition: Satisfactory

Soffit and Fascia

Wood

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Satisfactory



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



Overview Photos Of Basement



Foundation Material

Stone

Condition: Satisfactory



Signs of Water Penetration

Efflorescence

Condition: Further Evaluation Required



Prior Waterproofing

Not Present

Floor Structure

Wood Frame

Condition: Further Evaluation Required



Subflooring

Tongue and Groove Wood

Condition: Satisfactory



Wall Structure

Full Masonry, Wood Frame

Condition: Satisfactory

Attic

Attic Entry

Hallway

Overview Photos Of Attic



Roof Framing Type

Joist and Rafters

Condition: Satisfactory



Roof Deck Material

Tongue & Groove Wood

Condition: Satisfactory



Vent Risers

Metal, PVC

Condition: Satisfactory



Insulation

Fiberglass Batts

Condition: Satisfactory



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

Overhead

Main Disconnect Location

Service Panel

Service Panel Location

Basement

Photo of Panel**Service Panel Manufacturer**

Siemens

Condition: Satisfactory

Service Line Material

Aluminum

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

200 amps



Service Panel Ground

Ground Rod



Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory



Overcurrent Protection

Not Present

GFCI/AFCI Breakers

Yes

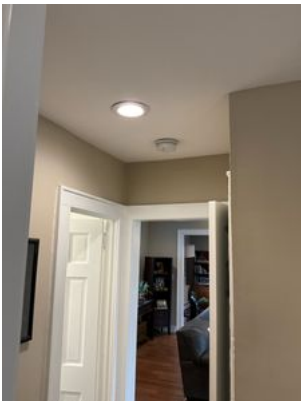
Condition: Satisfactory



Smoke Detectors

9 volt Battery Type

Condition: Satisfactory



Sub Panel

Location

Basement/next to main panel

Photo of Subpanel



Service Line Material

Copper

Overcurrent Protection

Breakers



Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

GFCI/AFCI Breakers

Yes

Condition: Satisfactory

HVAC System Type

Not Present

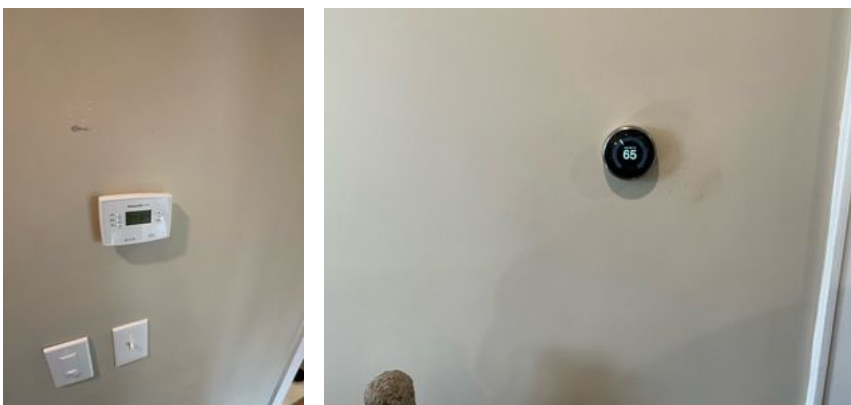
Thermostat

Programmable, Smart

Condition: Satisfactory



Photo of Thermostat



Thermostat Location

Living Room, Upstairs Hallway

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT 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

Boiler

Condition: Satisfactory

Photo of Furnace Operating



Photo Of Furnace Dataplate



Manufacturer

Lochinvar



Heating Fuel

LP Gas

Condition: Satisfactory

Approximate Age

2 yrs

Filter Type

Not Present

Type of Distribution

Pipes

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

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.

**Comment 7
Information**

No central air conditioning present at time of inspection. Homeowner states he uses window units during the summer.

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

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

Well System

Supply Pipe Material

CPVC

Condition: Satisfactory



Location of Main Water Shutoff

Not Present

Photo of Main Water Valve



Sewer System

Septic System



Waste Pipe Material

PVC, Cast Iron

Condition: Satisfactory



Sump Pump

Not Present

Location of Fuel Shutoff

At boiler



Water Heater

Photo of Water Heater



Photo Of Water Heater Dataplate



Manufacturer

Rheem

Fuel

Electric

Capacity

50 gal

Approximate Age

2 yrs

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

In breaker box

Bathroom #1

Location

Entryway

Overview Photos of Bathroom



Bath Tub

Not Present

Shower

Not Present

Sink(s)

Single Vanity

Condition: Satisfactory



Toilet

Standard Tank

Condition: Satisfactory



Bidet

Not Present

Shower Walls

Not Present

Tub Surround

Not Present

Floor

Vinyl

Condition: Satisfactory



Ventilation Type

Window

Condition: Satisfactory



GFCI Protection

Outlets

Condition: Satisfactory



Bathroom #2

Location

Master

Overview Photos of Bathroom



Bath Tub

Recirculating

Condition: Satisfactory



Shower

In Tub

Condition: Satisfactory



Sink(s)

Single Vanity

Condition: Satisfactory



Toilet

Standard Tank

Condition: Satisfactory



Bidet

Not Present

Shower Walls

Marble

Condition: Satisfactory



Tub Surround

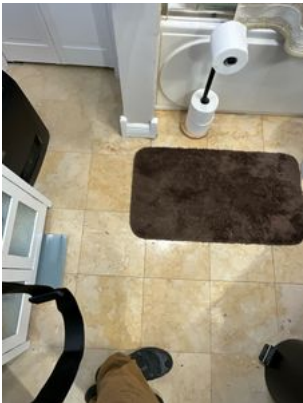
Tile

Condition: Satisfactory

Floor

Marble

Condition: Satisfactory



Ventilation Type

Window

Condition: Satisfactory



GFCI Protection

Outlets, Recirculating Tub

Condition: Satisfactory



Bathroom #3

Location

2nd Floor

Overview Photos of Bathroom



Bath Tub

Recessed

Condition: Satisfactory



Shower

In Tub

Condition: Satisfactory



Sink(s)

Double Vanity

Condition: Satisfactory



Toilet

Standard Tank

Condition: Satisfactory



Bidet

Not Present

Shower Walls

Tile

Condition: Satisfactory



Tub Surround

Tile

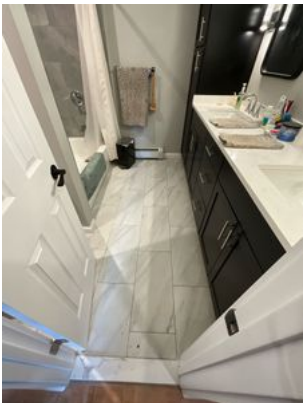
Condition: Satisfactory



Floor

Tile

Condition: Satisfactory



Ventilation Type

Ventilator

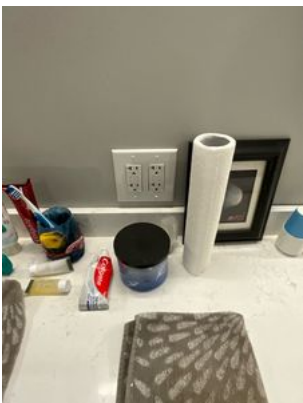
Condition: Satisfactory



GFCI Protection

Outlets

Condition: Satisfactory



Overview Photo of Kitchen



Cabinets

Wood

Condition: Satisfactory



Countertops

Quartz

Condition: Satisfactory



Sink

Single

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

Not Present

Range

General Electric

Condition: Satisfactory



Cooktop

Not Present

Range Hood

General Electric

Condition: Satisfactory



Comment 8 Information

Vent located in microwave. It operated at the time of inspection. The hood recirculates the air and is not vented to the outside. While this is fine, I recommend replacing filters on a routine basis.

Refrigerator

Whirlpool

Condition: Satisfactory



Kitchen Cont.

Dishwasher

Whirlpool

Condition: Satisfactory



Microwave

General Electric

Condition: Satisfactory



Disposal

Not Present

Washer

LG

Condition: Satisfactory



Dryer

LG

Condition: Satisfactory



Laundry

Built In Cabinets

Yes

Condition: Satisfactory



Laundry Sink

Not Present

Dryer Venting

To Exterior

Condition: Satisfactory



GFCI Protection

Not Present

Laundry Hook Ups

Yes

Condition: Satisfactory



Washer

LG

Condition: Satisfactory



Dryer

General Electric

Condition: Satisfactory



Overview Photos of Laundry



Interior

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.

Floors

Tile, Wood, Wood Laminate, Vinyl

Condition: Satisfactory

Walls

Painted Drywall

Condition: Satisfactory

Window Types

Double Hung

Condition: Satisfactory



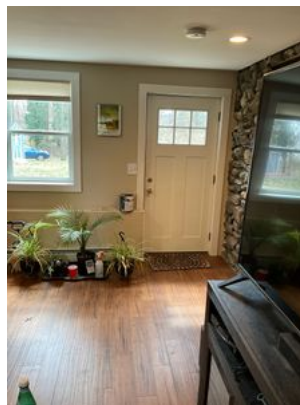
Window Materials

Vinyl

Entry Door Types

Sliding, Hinged

Condition: Satisfactory



Entry Door Materials

Wood

Interior Door Materials

Wood, Masonite

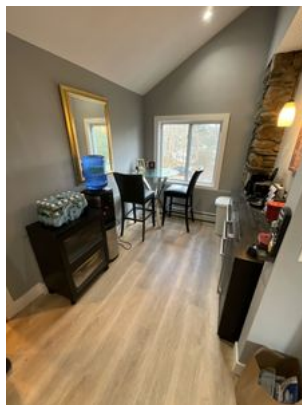
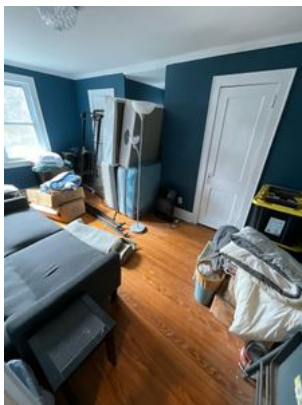
Fireplace

Wood Burning

Condition: Satisfactory



Overview Photos of Interior



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

Exterior: Balconies

Railing missing on rooftop deck. This poses a major safety concern, recommend hiring a qualified contractor to install a railing.

Exterior: Railings

Handrail on front steps has open ends which poses a “snag” risk and therefore is a safety concern. Recommend hiring qualified contractor to install a handrail with ends that are returned to the wall

