



Building Inspectors of WNY 7011 Bear Ridge Road Pendleton, NY 14120 Building Inspection Report

conducted for

Michael Poli

Document No.

000263

Location

123 Any Street, Buffalo NY

Telephone Number

716-390-1710

Client Email Address

Polimj1@yahoo.com

Real Estate Agent Name/ Number

MLS

Conducted on

11/23/19, 9:15 AM

Score

177/222 - 79.73%

Completed on

11/23/19, 7:20 PM

Definitions

Saf/Satisfactory

Functional at time of inspection without visible evidence of a substantial defect.

Far/Fair

Anticipate the need to repair or replace in the near future to return to full function.

Por/Poor

Not performing its intended functions or having an unsafe condition.

Prompt repair or Replacement necessary.

NA/Not Applicable

Not present or not needed.

It is important to note that all our observations and conclusions are based on areas of the house, structures and systems which are visible at the time of our inspection. Conditions which exist behind wall panels, below ground or require disassemble are beyond our visual scope. For a more detailed inspection of any area covered by this general inspection, Please refer to specialists such as certified electricians, registered plumbers, authorized heating and cooling companies and foundation contractors.


Table of Contents

BUILDING INSPECTORS OF WNY 7011 BEAR RIDGE ROAD PENDLETON, NY 14120 BUILDING INSPECTION REPORT - 177/222 - 79.73%	1
Definitions	2
GENERAL INFORMATION	4
INSPECTION - 177/222 - 79.73%	5
Grounds	5
Roof and Chimney	5
Exterior	7
Garage	9
Interior Structural Components	13
Plumbing	15
Heating System	17
Cooling System	19
Electrical	19
Attic	21
Bathroom	22
Kitchen	23
Appliances	24
Hall Stairs	25
Living Room	25
Family Room	26
Other Room	26
Bedrooms	27
Carbon Monoxide/Smoke Detectors	28
SIGNATURE PAGE	29
INSPECTION AGREEMENT	30
Inspection Agreement	30
MEDIA	33

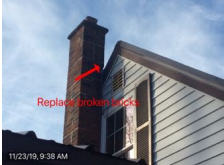
General Information


Question	Response	Details
Pictures of House		
Entry Faces	East	
Estimated Age of House	59	
Stories	1.5 Story	
Space below grade	Full Basement	
Potable Water	Public	
Sewage Disposal	Septic	Septic system is not part of the inspection. Typically seller provides certification thru county that system was tested.
Utilities	All on	
Soil conditions:	Wet	
Weather	Clear	
Temperature	32	
Area	Rural	
People present	Yes	
Who is Present	Buyer, Other	Father and girlfriend
Other		
Garage	Yes	
Number of Cars	1	
Is the garage attached or detached	Attached	
Is the house occupied	No	

Inspection - 177/222 - 79.73%

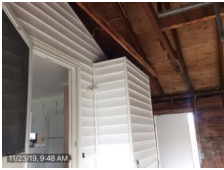
Question	Response	Details
Grounds		Score (9/13) 69.23%
Does the Property Have Walkways?	Yes	
Walkway Type	Concrete	
Condition	Satisfactory	
Does the Property have a Driveway?	Yes	
Driveway Type	Concrete	
Condition	Satisfactory	
Does the Property Have a Patio?	No	
Does Property have a Porch	No	
Does the Property have a Deck	No	
Slope and Drainage around Building	Poor	Ground slopes towards rear basement wall. Add galvanized window wells and re-grade to slope away. Basement walls have water stains from poor rear yard drainage.
<div></div> <div>Appendix 1</div>		
Trees at Building/Limbs,Wires	Satisfactory	
Sewer Vent Pipe	Satisfactory	
Sewer Pipe Location	Rear Lawn	Septic system in rear yard not part of the inspection. It is checked by county prior to closing.
Grounds Section Notes		
Roof and Chimney		Score (17/19) 89.47%




Question	Response	Details
Roof		
Roof 1		
Roof View	All	
Viewed from	Ladder at Eaves	
Roof Style	Gable	
Slope Type	Medium	
Roof Materials	Metal	
Condition	Fair	Add metal roof rakes to prevent snow from sliding off roof. None exist
Number of Layers	2	
Valleys	Yes	
Valley Type	Metal	
Condition	Satisfactory	
Flashing	Yes	
Flashing Type	Metal, Roofing Cement	
Condition	Satisfactory	
Ventilation	Yes	
Type of Ventilation	Gable, Soffit	
Condition	Satisfactory	
Gas Vent Present	Yes	
Type of Vent	PVC, Metal	
Condition	Satisfactory	
Chimney Present	Yes	
Chimney		
Chimney		
Chimney 1		


Question	Response	Details
Chimney Structure	Masonry	
Condition	Satisfactory	
Chimney Cap	Masonry	
Condition	Fair	
 <p>Appendix 2</p>		
Flue	Tile	
Condition	Satisfactory	
Birds Screen Present	Yes	
Condition	Satisfactory	
Roof And Chimney Section Notes		
Exterior Score (13/20) 65%		
Gutters Present	Yes	
Gutters Type	Alumium	
Downspouts	Yes	
Type of Down Spouts	Alumium	
Down Spout Drainiage	Base of Foundation	



Question	Response	Details
Condition	Poor	Replace missing gutters and downspouts and pipe drains away from foundation to improve drainage.
 <p>Appendix 3</p>		
Wall Coverings	Vinyl Siding	
Condition	Satisfactory	
Soffit/Facia Present	Yes	
Type	Vinyl	
Condition	Satisfactory	
Caulking at Window and Doors	Satisfactory	
Window Well Present	Yes	
Type	Masonry	
Condition	Poor	Add new galvanized window wells. Existing wells are too shallow.
Basement Windows	Yes	
Type	Wood	
Condition	Fair	Consider glass block window replacement.
Screens/Storms Present	No	
Foundation Wall	Block	
Condition	Fair	Side yard wall is pushed in by 2" and will need reinforcing in near future with steel beams.
Entry Door		
Entry Door 1		
Location	Front	

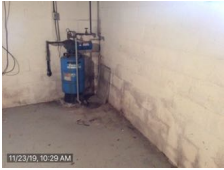
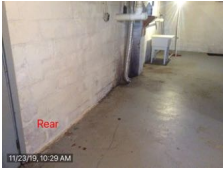
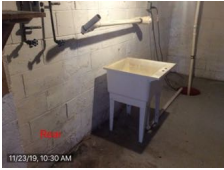
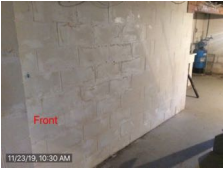

Question	Response	Details
Door Type	Wood, W/Storms	
Condition	Fair	Consider replacing with metal insulated door.
 <p>Appendix 4</p>		
Patio Door/s	No	
Windows		
Window		
Window 1		
Type Material	Vinyl	
Window Type	Casement, Double Hung, Insulated Glass	Kitchen has original wood casement window. Consider replacing with vinyl unit.
Window Location	All	
Condition	Satisfactory	
Storms and Screens	Yes	
Type Material	Screens Only	
Condition	Satisfactory	
Exterior Section Notes		
Garage <div>Score (22/29) 75.86%</div>		
Does Property have a Garage	Yes	
Garage		
Garage 1		

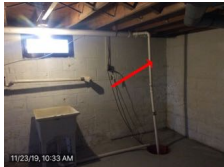
Question	Response	Details
Garage Attached or Detached	Attached	
Foundation	Block	
Condition	Satisfactory	
Floor	Concrete	
Condition	Satisfactory	
Plumbing	Yes	
Plumbing Equipment	Floor Drain	
Condition	Not Applicable	
Walls	Frame	
Condition	Satisfactory	
Fire Coating at House (Wall/Ceiling)	No	Should be drywall fire wall at house garage area. Garage was added after house was built.
 <p>Appendix 5</p>		
Does Garage have a Man Door	Yes	
Type	Metal	
Condition	Satisfactory	
Does Garage if attached have a Door Leading to Inside of house?	Yes	
Type	Metal	

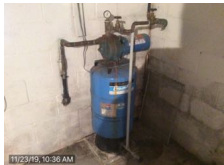
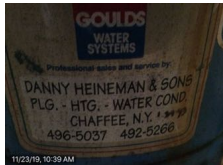
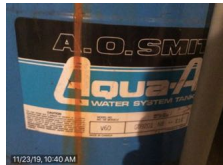



Question	Response	Details
Is the Door Fire Rated?	No	Consider metal fire door for house entrance door.
 <p>Appendix 6</p>		
Condition	Fair	
Stairs to House	Yes	
Railing	Yes	
Condition	Fair	Stairs are loose secure to floor.
Roof Structure	Gable, 2x6 24" Centers	Roof ridge has minor bowing.
Condition	Satisfactory	
Siding	Vinyl Siding	
Condition	Fair	
 <p>Appendix 7</p>		
Gutters	Yes	
 <p>Appendix 8</p>		
Type	Alumium	
Condition	Poor	Add missing downspout and roof rakes.



Question	Response	Details
Roofing	Metal	Add snow rake to garage roof to prevent sliding snow.
Condition	Fair	
 <p>Appendix 9</p>		
Electrical	Yes	
Sub Panel Amp.		
Electrical Features	Lights, Outlets	
Condition	Satisfactory	
Vehicle Door	Overhead	
Material	Vinyl	
Number of Doors	1	
Condition	Satisfactory	
Garage Door Opener	Yes	
Make	Chamberlain	
Auto Reverse	Yes	
Safety Eyes	Yes	
Condition	Satisfactory	
Garage Section Notes		
 <p>Appendix 10</p>		



Question	Response	Details
Interior Structural Components		Score (19/21) 90.48%
Basement	Yes	
Basement		
Basement		
Basement 1		
Type	Full	
Height of Basement Ceiling	7'	
Foundation walls	Block	
Condition	Fair	Non load bearing side walls are bowed. Side yard wall need reinforcing in near future with steel beams in near future monitor for future movement. If wall moves further or starts cracking add 6" steel beams spaced 5' centers. Side wall is 30' long. Budget \$3,500 for wall reinforcing.
<div>   </div>		
Is Basement Finished	No	
Cracks	No	
Floor	Concrete	
Condition	Satisfactory	
Stair to Basement Type	Wood	
Does the Stairs have Railings?	Yes	
Condition	Satisfactory	
Vapor Barrier	N/A	
Any sign of Water on Walls	Yes	

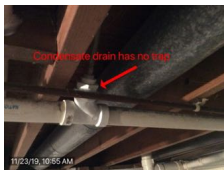
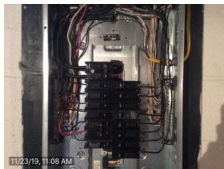
Question	Response	Details
What type of water signs	Stains	Wall seepage from poor exterior drainage. Improve exterior drainage.
<div>     </div> <div> Appendix 13 Appendix 14 Appendix 15 Appendix 16 </div>		
Any sign of Water on Floor	Yes	
What type of water signs	Stains	
Basement Have Insulation	N/A	
Floor Joists	2x8 16" o.c.	
Bridging	Yes	
Level	Yes	
Condition	Satisfactory	
Support Column(s)	4" Pipe	
Plumb	Yes	
Condition	Satisfactory	
Main Beam	Wood	
Size of Beam	8"	
Level	No	
<div>  </div> <div> Appendix 17 </div>		
Condition	Satisfactory	
Flooring	Plywood	

Question	Response	Details
Condition	Satisfactory	
Interior Structural Components Notes	Reinforcing of side yard Basement wall may be required in near future.	
Plumbing		Score (9/20) 45%
Sump Pump	Yes	
Type of Pump	Sump Pump Submersible	
Backup	No	
Sump Pump Discharged	Sewer	
Condition	Poor	Re-pipe sump discharge to side yard and disconnect from septic system.
<div></div> <div>Appendix 18</div>		
Reason	Repipe	
Incoming Water LIne	Plastic	
Location	East	
Condition	Satisfactory	
Electrical Ground Jumper around Water Meter	N/A	
House Water Pipes	Copper	

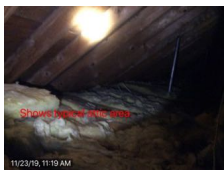
Question	Response	Details
Condition	Fair	Pump runs continuous when faucets are on. Consider adding a system with a Reserve tank so pump does not run continuous. Consider adding water treatment system. Well was not part of the inspection.
<div><div></div><div></div><div></div><div><div>Appendix 19</div><div>Appendix 20</div><div>Appendix 21</div></div></div>		
Waste and Vent Pipes	Copper	
Condition	Satisfactory	
Laundry Connections	Yes	
Location/Equipment	Basement , 220V, Vent, Tub	
<div><div></div><div></div><div><div>Appendix 22</div><div>Appendix 23</div></div></div>		
Condition	Poor	Add lift pump for basement laundry sink.
Water Heater		
Water Heater 1		
Water Heater	Gas	
Picture		
<div><div></div><div>Appendix 24</div></div>		
Location	Basement	

Question	Response	Details
Brand	GE	
Model#	Photo	
Serial Number#	Photo	
Size	50	
Age	15	
Water Heater Temp/Pressure Relief Valve	Yes	
Extension Pipe	Yes	
Condition	Poor	Tank is in need of replacing.
Water Heater Vent Pipe	Sheet Metal Direct	
Condition	Poor	
 <p>Appendix 25</p>		
Fuel Pipe	Copper	
Drip Leg	Yes	
Shut Off valve	Yes	
Condition	Poor	
 <p>Appendix 26</p>		
Plumbing Section Notes		
Heating System		Score (8/9) 88.89%
Heating		

Question	Response	Details
Heating 1		
Type of Heating	Forced Air	
Picture		
<div><div></div><div></div></div> <div>Appendix 27Appendix 28</div>		
Drip Leg	Yes	
Shut off Valve	Yes	
Furnace Brand	Heil	
Model	Photo	
KWH		
BTU/Hr	80,000	
Number of Burners	4	
Fuel	Gas	
Blower		
Piping	Black Iron	
Filter Air	Disposable	
Condition	Satisfactory	
Burner Area Flame ok	Yes	
Safety Control	High Limit	
Draft Regulator	Induced Fan	

Question	Response	Details
Flue Vent Pipe	PVC	
<div></div> <div>Appendix 29</div>		
Condition	Fair	
Distribution	Ducts, Sheet Metal	
Thermostat Condition	Satisfactory	
Humidifier	No	
Picture		
Auxiliary Heating System	No	
Heating Section Notes		
Cooling System		
Cooling System Present	No	
Electrical		Score (14/14) 100%
Service Size	110/220v	
Condition	Satisfactory	
Notes		
Picture		
<div></div> <div>Appendix 30</div>		
Wiring	Romex Wiring	

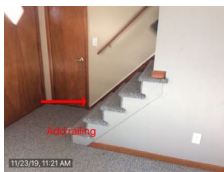
Question	Response	Details
Amperage to House	100	
Electrical Service Entrance	Aluminum, Overhead	
Condition	Satisfactory	
Panel Type	Culter Hammer	
Panel Location	Basement	
Main Breaker amps	100	
Ground		
Condition	Satisfactory	
110v Circuit	Breakers, Copper Wire	
15amps	6	
20amps	7	
Condition	Satisfactory	
220v	Yes	
220v Circuit	Breakers, Copper Wire	
Number of 20 amp Breaker		
Number of 30 amp Breaker	1	
Number of 40 amp Breaker		
Number of 50 amp Breaker		
Number of 60 amp Breaker		
Number of 100 amp Breaker		
Condition	Satisfactory	
Sub Panel	No	
Ground Fault Interrupters?	Yes	
Ground Fault Interrupters Locations	Baths, kitchen	
Condition	Satisfactory	


Question	Response	Details
Fixtures and Outlets	No Visible Concerns	
Condition	Satisfactory	
Electrical Section Notes		
Attic		Score (7/7) 100%
Attic Present	Yes	
Attic		
Attic 1		
Access	Wall Panels	
Does the Attic have insulation?	Yes	
Insulation	6.5" Insulation	
Condition of Insulation.	Satisfactory	
Roof Framing	2x6 , 16" on Center, Knee Walls	
<div></div> <div>Appendix 31</div>		
Condition	Satisfactory	
Roof Sheeting	Plywood	
Condition	Satisfactory	
Chimney		
Condition	Not Applicable	
Exhaust Fans	No	
Vented through Roof	N/A	
Attic Section Notes	No ceiling attic access.	

Question	Response	Details
Bathroom		
Bathroom		
Bathroom 1		
Location	Lower	
Type of Door	Hollow Door	
Condition	Satisfactory	
Type of Windows	Insulated	
Condition	Satisfactory	
Ceiling	Paint	
Condition	Satisfactory	
Flooring	Vinyl	
Condition	Satisfactory	
Walls	Paint	
Condition	Satisfactory	
Exhaust Fan	Fan	
Condition	Satisfactory	
Tub Condition	Satisfactory	
Shower Condition	Satisfactory	
Toilet Condition	Satisfactory	
Fixture Conditions	Poor	Replace sink faucet
 <p>Appendix 32</p>		

Question	Response	Details
Reason		
Electrical	GFCI	
Room Notes		
Kitchen		Score (14/17) 82.35%
Kitchen		
Kitchen 1		
Type of Door		
Condition	Not Applicable	
Type of Windows	Insulated	
Condition	Satisfactory	
Ceiling	Tiles	
Condition	Satisfactory	
Flooring	Laminate	
Condition	Satisfactory	
Walls	Paint	
Condition	Satisfactory	
Cabinets	Wood	
Condition	Poor	Cabinets need replacing. Pantry door has hole needs replacing.
Exhaust Fan	Yes	
Type of Fan	Re-circulates	
Fixture Conditions	Fair	Sink faucet is backwards.
Electrical	Grounded	
Condition	Satisfactory	

Question	Response	Details
Room Notes		
Appliances		Score (3/3) 100%
Range	Yes	
Range Type	Gas	
Operated	N/A	
Brand Name	Whirlpool	
Condition	Not Applicable	
Oven	Yes	
Oven Type	Gas	
Operated	N/A	
Brand Name	Whirlpool	
Condition	Not Applicable	
Cook Top		
Exhaust Fan	Yes	
Options	Re-circulates	
Operated	Yes	
Brand Name	Whirlpool	
Condition	Satisfactory	
Microwave	Yes	
Operated	N/A	
Brand Name	Whirlpool	
Condition	Not Applicable	
Garbage Disposal	No	

Question	Response	Details
Dishwasher	No	
Exhaust Fan		
Appliance Section Notes		
Hall Stairs		Score (2/3) 66.67%
Does House Have Multiple Floors	Yes	
Hand Railing	Yes	Add railing to lower hall.
<div></div> <p>Appendix 33</p>		
Condition	Fair	
Hall Stair Notes		
Living Room		Score (8/8) 100%
Living Room		
Living Room 1		
Type of Door		
Condition	Not Applicable	
Type of Windows	Insulated	
Condition	Satisfactory	
Ceiling	Paint	
Condition	Satisfactory	
Flooring	Carpet	
Condition	Satisfactory	

Question	Response	Details
Walls	Paint	
Condition	Satisfactory	
Fireplace	No	
Electrical	Grounded	
Room Notes		
Family Room		
Family Room	No	
Other Room		Score (7/10) 70%
Other Room	Yes	
Other Room		
Other Room 1		
Location	Lower bedrooms	
Type of Door	Hollow Door	
Condition	Satisfactory	
Type of Windows	Insulated	
Condition	Satisfactory	
Ceiling	Paint	
Condition	Poor	Active ceiling leak. Further investigate during driving rain. Suspect front siding may be leaking at J channel. Make repairs as required.
<div><div><p>Appendix 34</p></div><div><p>Appendix 35</p></div></div>		
Flooring	Carpet	

Question	Response	Details
Condition	Fair	
Walls	Paint	
Condition	Satisfactory	
Fireplace	No	
Electrical	Grounded	
Room Notes		
Bedrooms		Score (10/10) 100%
Bedroom		
Bedroom 1		
Location	2nd floor	
Type of Door	Hollow Door	
Condition	Satisfactory	
Type of Windows	Insulated	
Condition	Satisfactory	
Ceiling	Tiles	
Condition	Satisfactory	
Flooring	Carpet	Carpet is torn.
Condition	Satisfactory	
Walls	Paint	
Condition	Satisfactory	
Fireplace	No	
Electrical	Grounded	
Room Notes		

Question	Response	Details
Carbon Monoxide/Smoke Detectors		Score (0/2) 0%
CO Detectors	No	Add smoke and co detectors
Smoke Detectors	No	
Notes		


Signature Page

Question		Response	Details
Customer Signature	Michael Poli		
Inspector Michael Poli			
Notes			
Any Questions Please Contact Buildings Inspectors of WNY, Inc. (716)694-7735 Polimj1@yahoo.com			

Inspection Agreement

Question	Response	Details
Inspection Agreement		
Building Inspector of WNY 7011 Bear Ridge Road Pendleton, NY 14120 (716) 694-7735		
	11/23/19, 11:36 AM	
Purchaser Name	Michael Poli	
Phone Number	716-390-1710	
Property Inspected	Buffalo, NY	
Estimated Age of Home	59	
Design	Cape	
Sale Price	130,000	
Fee	400	

Question	Response	Details
		<p>This Inspection is performed according the guidelines recommended by the AMERICAN SOCIETY OF HOME INSPECTORS, INC. The Purpose of this inspection is to perform visual and audible examinations of the primary structure, mechanical, and the electrical systems of the building, and give a personal opinion as to whether or not the components are performing the functions for which they were intended or are in need of repair. A standard inspection developed by Building Inspectors of WNY as followed.</p> <p>The scope of the inspection is limited to accessible portions of the structure and its components. Heavy furniture, installed appliances, storage boxes, permanent ceiling tiles, or permanent wall panels are not moved for the inspection. Foundations are carefully examined at the above ground levels. Below ground supports, foundation footings, piers or soil bearing areas obviously can not be checked by a visual inspection. The existing electrical system is checked without knowledge of any future demands on the system. Our Judgement of adequacy of any system (electrical, water, gas, heating or cooling) is based on standard demands.</p> <p>We do not specifically check a structure for various building codes compliance as this is a matter for city and/or county officials. We Do not make judgements on appraised value, adequacy of public utilities, civil protection, flood plains, habitability, repairs and soil analysis. We DO NOT check the following items. Septic systems, Underground piping and wiring, Swimming pools, Wells, Retaining walls, Sheds, Intercoms, Washers, Dryers, Window options, Burglar/Fire alarms, Smoke alarms, Carbon Monoxide Alarms, Water softeners, Incinerators, Termites/pests.</p> <p>Items for which chemical testing is necessary to confirm their existence are not included such as. Formaldehyde foam insulation, Asbestos containing materials, Lead containing materials, Mold, and Water Quality, and Radon Gas.</p> <p>We are not responsible for damages to the house due to normal operation of any item inspected. Items that pertain to cosmetics, maintenance, and energy savings may not pertain to your contract. They are on the report for your benefit and in most cases, are not things which the seller should necessarily be required to do under the contract terms.</p> <p>THE FOREGOING REPORT IS FURNISHED AT YOUR REQUEST IN STRICT CONFIDENCE BY US AS YOUR AGENT AND EMPLOYEE FOR YOUR EXCLUSIVE USE AS AN AID IN DETERMINING THE PHYSICAL CONDITION OF THE SUBJECT PREMISES. THE EQUIPMENT THEREIN AS MAY BE EXAMINED VISUALLY; AND WE WARN YOU THAT ALTHOUGH SUCH PREMISES AND/OR EQUIPMENT MAY BE GOOD CONDITION WHEN EXAMINED, THEE CONDITION MY CHANGE THEREAFTER. FURTHERMORE, THIS REPORT IS NOT TO BE USED AS A BASIS FOR DETERMINING THE VALUE OF SUCH PREMISES OR WHETHER SAME IS OR IS NOT TO BE PURCHASED. WE DISCLAIM ALL WARRANTIES AND GUARANTEES OF THE PREMISES, EQUIPMENT OR ACCESSORIES, EXPRESSED OR IMPLIED, INCLUDING A DISCLAIMER OF ANY GUARANTEES OR WARRANTIES OR FITNESS FOR A PARTICULAR PURPOSE. THIS REPORT IS NOT TO BE CONSTRUED AS A GUARANTY OR WARRANTY OF THE PREMISES OR EQUIPMENT THEREIN OR OF THEIR FITNESS FOR USE.</p> <p>It is understood and agreed that should Building Inspector of WNY and/or its agents or employees be found liable for and loss or damages resulting from a failure to perform and of its obligations, including but no limited to negligence, breach of contract, or otherwise, then the liability of Building Inspectors of WNY and/or its agents or employees, shall be limited to a sum equal to the amount of the fee paid by the customer for the inspection and report.</p>

Question		Response	Details
Purchaser's signature constitutes acceptance of the terms and conditions of this agreement. Inspection fee below is due at the time of inspection.	Michael Poli	2/20/20 7:14 PM	

Media



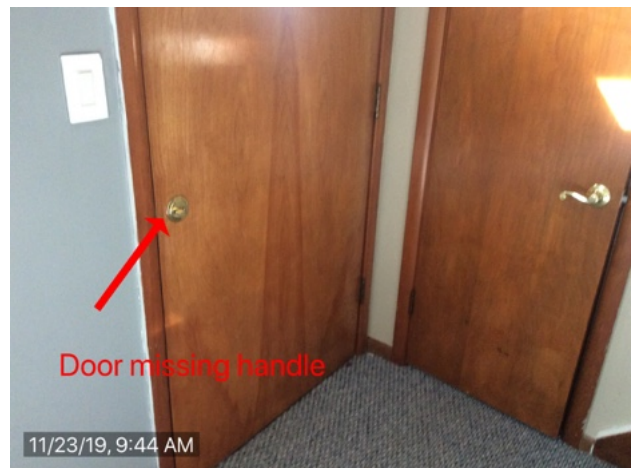
Appendix 1



Appendix 2



Appendix 3



Appendix 4



Appendix 5



Appendix 6



Appendix 7



Appendix 8



Appendix 9



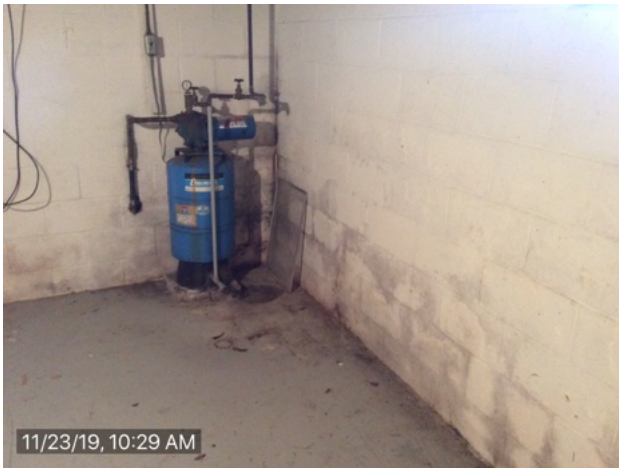
Appendix 10



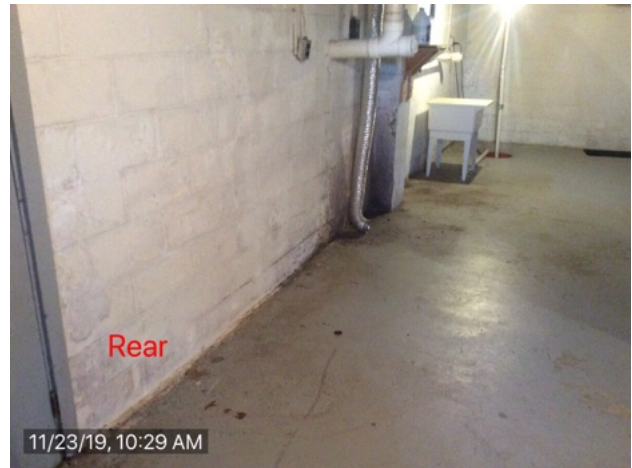
Appendix 11



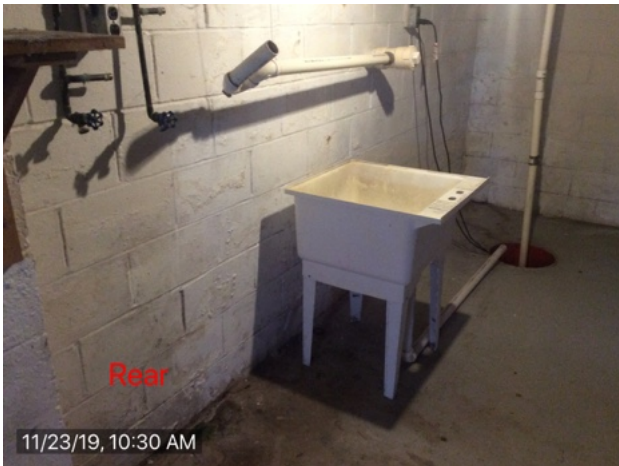
Appendix 12



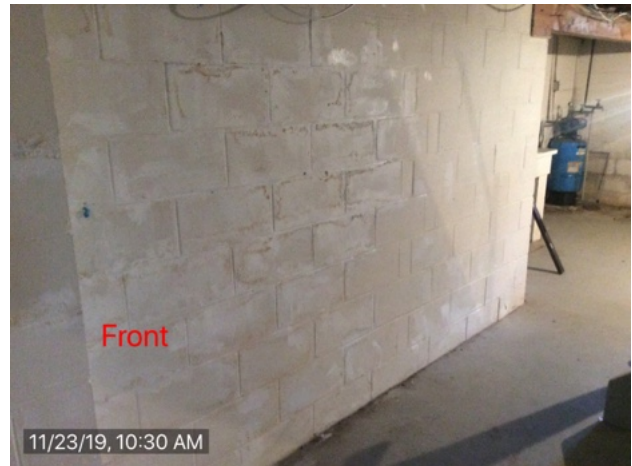
Appendix 13



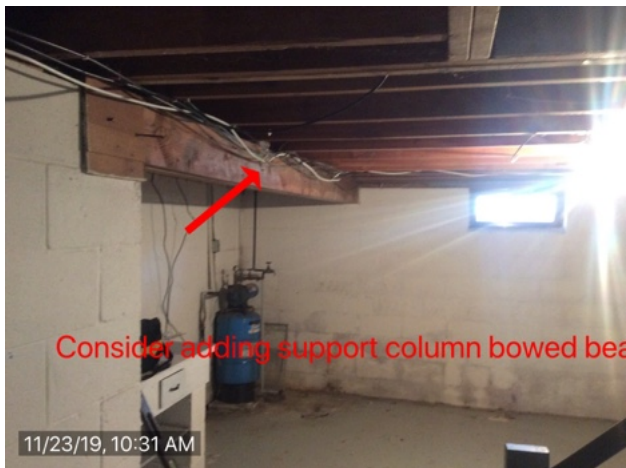
Appendix 14



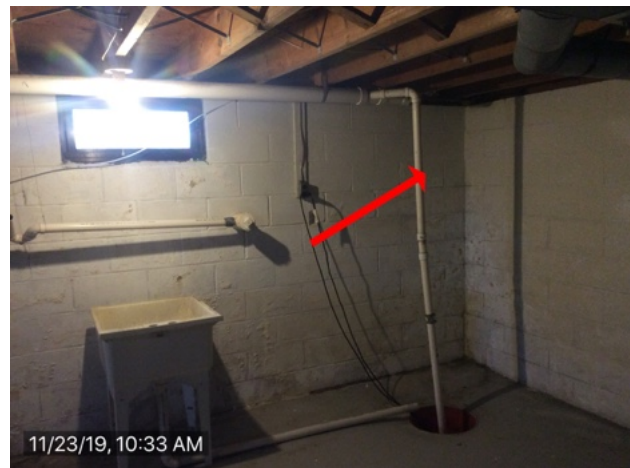
Appendix 15



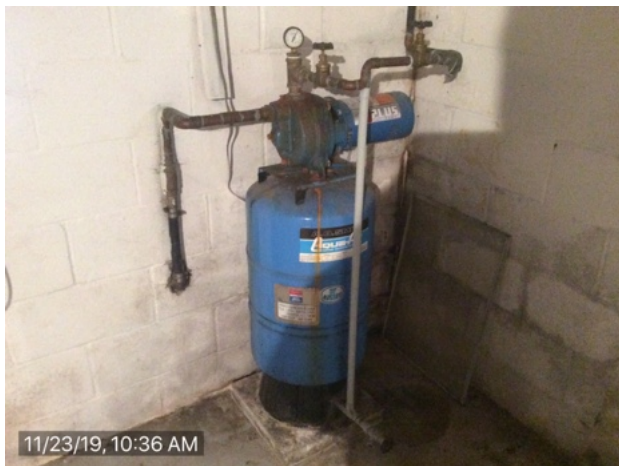
Appendix 16



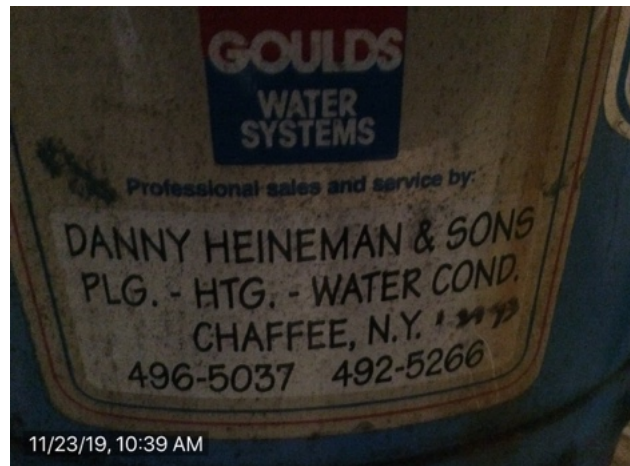
Appendix 17



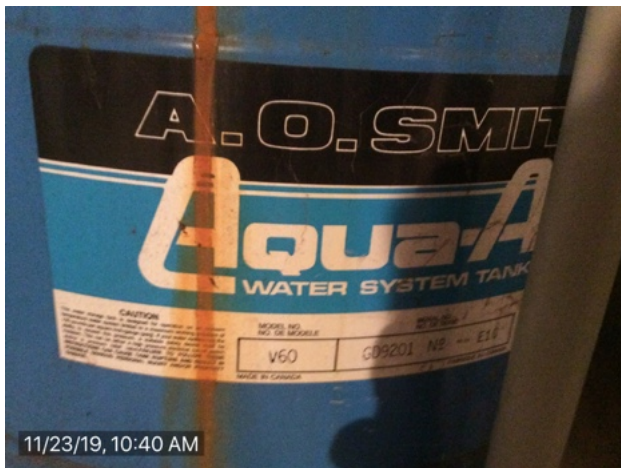
Appendix 18



Appendix 19



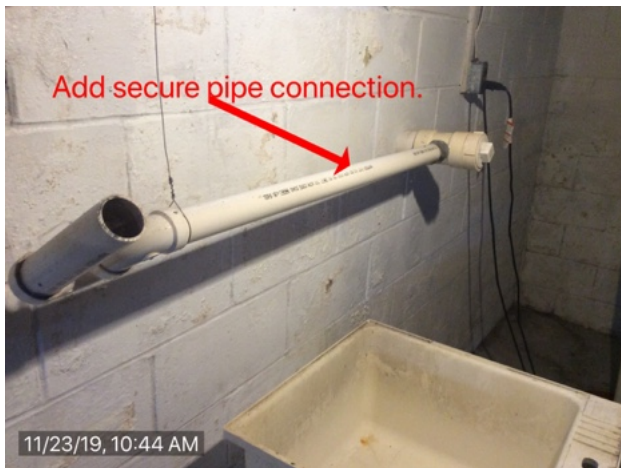
Appendix 20



Appendix 21



Appendix 22



Appendix 23



Appendix 24



Appendix 25



Appendix 26



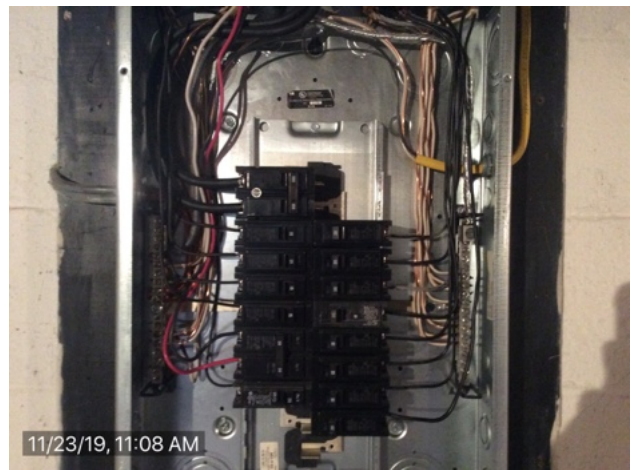
Appendix 27



Appendix 28



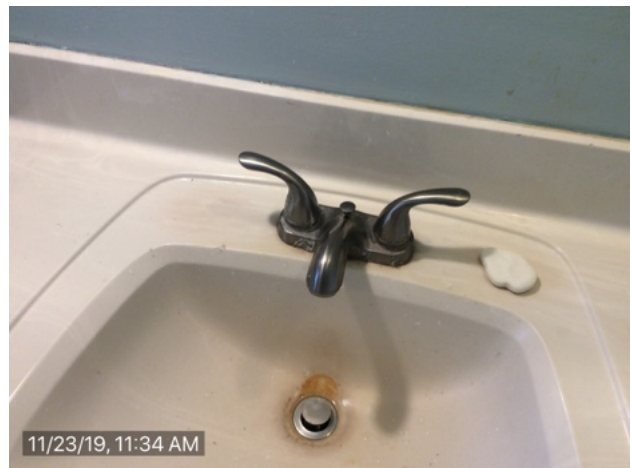
Appendix 29



Appendix 30



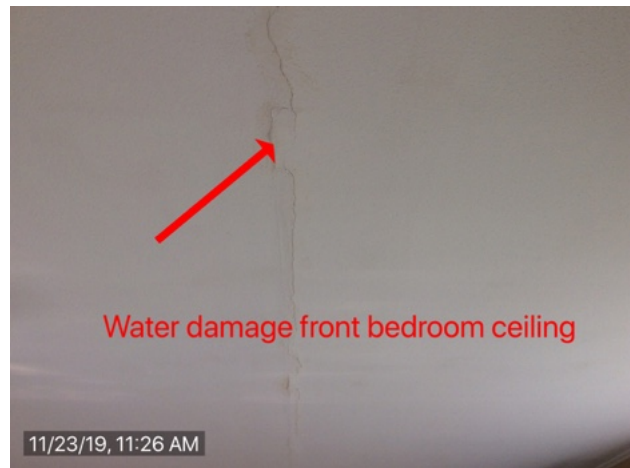
Appendix 31



Appendix 32



Appendix 33



Appendix 34



Appendix 35