



HOME INSPECTION



Service: Pre-Listing Inspection

Prepared for: Julie Bonacio

WIN Inspector

Richard Dowd












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📍 WIN Home Inspection Saratoga

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Inspection Information

Order Details

Site Address: 10 Geysers Road, Saratoga Springs, NY, 12866

Service Date And Time: April 10, 2026 At 09:00 AM

Property Details

Bedrooms: 3

Approximate Square Footage: 900

Baths: 1

Occupied: No

Floors: 1

Main Entry Door Faces: Northeast

Inspector Details

Name: Richard Dowd

License Number: 16000009620

Contact Number: (518) 583-9861

Email: rdowd@wini.com

Client

Name: Julie Bonacio

Email: info@juliecorealty.com

Contact Number: (518) 701-5080

Listing Agent

Name: Julie Bonacio

Email: info@juliecorealty.com

Contact Number: (518) 701-5080

Present At Inspection: Listing Agent

Explanation Of Terms

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

Action Required

Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, or other related items, or present a potential health and/or safety hazard.

Repairs Recommended

Items marked Repairs Recommended are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

Attention

Items marked Attention should be monitored or evaluated further. These items may not require immediate repair, but they show signs of wear or minor deficiencies that, if left unaddressed, could develop into more significant issues over time.

Preventive Measures

Items marked Preventive Measure are in need of routine maintenance or service to ensure continued functionality and prevent potential future issues. The inspector may recommend budgeting for this maintenance or obtaining further evaluation from a third-party professional to clarify or assess the condition of the item.

Functional

Items marked Functional appear to be in serviceable condition using normal operating controls. There was no visible indication of failure at the time the services were performed.

Limitation

Items marked limitation have limited access or limited ability to test or inspect fully, We recommend gaining further information on items marked as a limitation from the owner of the property or from a third party.

Not Inspected

Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, accessibility, visibility, limitation, weather conditions or the inspection of the item is not within the scope of the services performed.

Informational

Items marked informational are included in the inspection as a courtesy or to add information to the customer to help them live in and maintain their home.

Summary

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

Summary

Exterior

1 Damaged Trim

Repairs Recommended

The trim needs repair. Addressing this issue is important as damaged trim affects the aesthetics of the home, and may lead to moisture intrusion. Repair or replacing the damage trim is recommended.



2 Overhanging Trees

Repairs Recommended

The overhanging trees near the property can potentially pose a risk of falling branches or debris onto the roof, leading to damage. It is recommended to trim back the overhanging branches to prevent any potential hazards. We suggest evaluating and pruning the trees to maintain a safe distance from the property.



3 Door Threshold

F Repairs Recommended

The back garage door threshold needs to be replaced



Decks, Balconies, Paved Surfaces

4 Evaluation Of Cracks On Walkways And Driveways

✓ Functional

Cracks were observed on the walkways and driveways. This can lead to further damage if not addressed. It is recommended to repair the cracks to prevent tripping hazards and to extend the longevity of the walkways and driveways. A licensed contractor can evaluate and repair the cracks using appropriate materials and techniques, such as filling with a flexible sealant designed for outdoor use.



Roof

5 End-Of-Life Covering Alert

Action Required

The roof covering is at the end of its life, indicating deterioration and potential inadequate protection. A qualified roofer should evaluate the roof for necessary repairs or replacement. Prompt attention is advised to prevent further damage to the underlying roof structure. The sheathing in the garage attic had water stains from leaks.



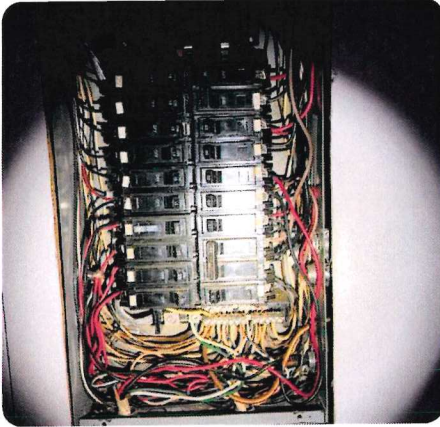


Electrical

6 Double Tap Disconnect

⚠ Repairs Recommended

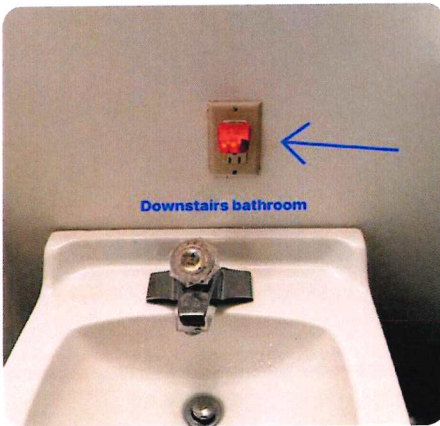
The double tap arrangement of multiple wires connected to a single circuit breaker, also known as a double tap disconnect, is not up to current electrical code standards. This setup can lead to overheating, potential arcing, and poses a fire hazard. It is recommended to have a qualified electrician evaluate and repair this issue by installing a separate circuit breaker for each wire. Ensure proper connections to enhance safety and prevent electrical hazards in the home.



7 GFI Receptacle Not Functional

✚ Repairs Recommended

The GFI receptacle did not trip when tested. All receptacles in wet locations, on the exterior of a house or in the garage should be protected by a GFI circuit. The inspector recommends a qualified licensed electrician further evaluate the GFI and make recommendations for proper repair.



8 No GFCI Installed

✚ Repairs Recommended

No Ground Fault Circuit Interrupters (GFCI Circuits) were found at the structure. It is advised to install GFCIs in areas with a potential danger of electrical shock (living spaces and internal rooms, garages, exterior outlets, etc.) As a safety enhancement measure. We suggest contacting a qualified electrician for assessment and necessary repairs.



9 Open Ground Outlets

⚠ Repairs Recommended

The outlets throughout the property have an open ground. It is recommended to evaluate and repair the open grounds by ensuring proper grounding for the safety of the electrical system. Qualified electrician should be hired to address and repair the open ground outlets. Replacing with proper grounded outlets or correcting the wiring can help rectify this issue.



HVAC

10 No Service Notes

⚠ Repairs Recommended

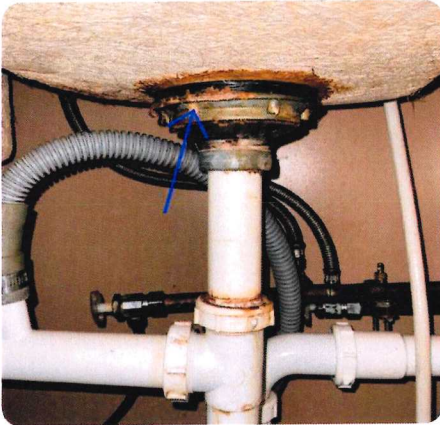
There are no visible posted service notes attached to the heating unit. It is recommended to inquire with the seller about the last servicing of the unit. If not serviced recently, a qualified technician should perform a service cleaning, tune-up, full unit evaluation, and review of the entire unit. Heating units require annual service and cleaning for health and safety reasons. A service/evaluation is advised at this time.

Plumbing

11 Sink Drain Pipe Leak

✚ Repairs Recommended

The drain is leaking underneath the sink. It is recommended to evaluate and repair the leak to prevent water damage to the surrounding areas. A qualified professional should be contacted to properly repair the leak and ensure that the drainage system is functioning effectively. Regularly checking for leaks in sink drains can help avoid costly water damage in the future.



Interior

12 Storage

✚ Repairs Recommended

Furnishings and/or storage items in this home are more than normal. There were furnishings and/or stored items inside the home that limited the inspector's ability to visually inspect all areas of this home. Notation is made that the inspector does not move furniture or stored items in order to perform the inspection. Re-inspecting the home prior to closing is recommended as certain issues may become visible once the structure is vacated.



13 Walls Repair/Paint Needed

✚ Repairs Recommended

The bathroom downstairs has water stains and some mold which should be removed and replaced. Repair/paint is needed at multiple locations on the walls, enhancing the aesthetic appeal of the interior space and preventing further damage. Evaluating and repairing these areas will contribute to maintaining the overall condition of the walls.



14 Old Smoke Detectors **✚ Repairs Recommended**

The smoke detectors in the home appear to be old. It is recommended to evaluate the age of the smoke detectors and consider replacing them if they are past their recommended lifespan, typically 8-10 years. Older smoke detectors may not function effectively, risking the safety of occupants in case of a fire. Newer smoke detectors are now equipped with a 10 year battery.

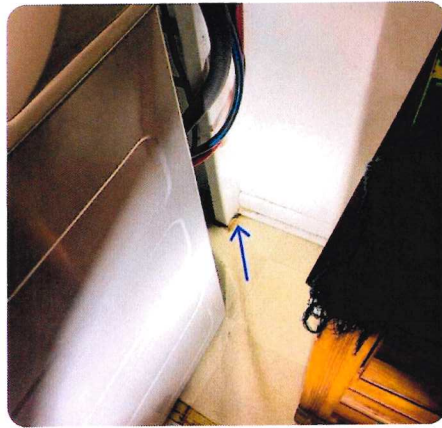
15 No Smoke Alarms Identified **✚ Repairs Recommended**

The property does not have smoke alarms installed at required areas of the home. It is recommended to have smoke alarms installed in each sleeping area, outside each sleeping area, and on every level of the home to ensure adequate fire safety protection. Consult a qualified handyman or contractor for corrective action.

Structural Components

16 Evidence Of Moisture Intrusion **✚ Repairs Recommended**

Evidence of moisture intrusion on the wood baseboard was observed, looks to be from the past. The areas should be cleaned and painted.





Insulation and Ventilation

17 Blocked Soffit Vents By Insulation

⚠ Repairs Recommended

The soffit vents in the attic are blocked by insulation. This can restrict proper airflow in the attic, leading to inadequate ventilation. It is recommended to evaluate and repair this issue by clearing away any insulation blocking the soffit vents to ensure sufficient ventilation in the attic. A qualified insulation contractor can help in this repair process.



Pre-Listing Inspection

Pre-Listing Inspection

1.1 Exterior > Siding and Trim

About the Siding and Trim

Siding Material: Aluminum

Siding, Flashing, And Trim Evaluated ✔ Functional

The visible siding, flashing and trim were inspected for signs of damage, deterioration or installation issues. Particular attention was given to areas around windows and doors, as these are common points for water ingress. All inspected elements were found to be intact and properly installed, with no significant defects identified.

Damaged Trim (Included in Summary) ✘ Repairs Recommended

The trim needs repair. Addressing this issue is important as damaged trim affects the aesthetics of the home, and may lead to moisture intrusion. Repair or replacing the damage trim is recommended.



1.2 Exterior > Paint/Coating and Caulking

General Maintenance Tips

Informational

Touching up the structure caulking around the tops and sides of the window and door trim, and any openings/gaps is often needed in between paintings. Touching up of all voids is recommended in the fall, prior to the rainy season. The caulking keeps rainwater from penetrating behind the siding material and causing premature deterioration of the material.

1.3 Exterior > Exterior Windows

About the Exterior Windows

Window Type: Aluminum

Exterior Windows Evaluated

Functional

The exterior window frames and glazing were inspected for any signs of damage or wear. All windows were found to be serviceable.

1.4 Exterior > Eaves, Soffits, and Fascia

Fascia Boards And Trim Inspected

Functional

The visible accessible fascia boards and trim appear to be in satisfactory condition at the time of inspection. Minor wear, paint caulking, or similar cosmetic flaws can be present. Virtually all building components/installations, e.g., siding, trim, roofs/flashings, doors/windows are susceptible to moisture penetration and air intrusion. A representative number or sample of such components/assemblies are checked for functional operation and condition but, to avoid finish damage, are not typically probed. This inspection is visual and non-invasive and no inspection/inspector can guarantee the absence of hidden/covered deterioration, which is expressly excluded.

1.5 Exterior > Vegetation, Grading, Surface Drainage

Vegetation Recommendations

Informational

All vegetation should be kept trimmed 12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material. Maintenance of overhanging trees, vines and other plant material is recommended.

Overhanging Trees

 (Included in Summary)

Repairs Recommended

The overhanging trees near the property can potentially pose a risk of falling branches or debris onto the roof, leading to damage. It is recommended to trim back the overhanging branches to prevent any potential hazards. We suggest evaluating and pruning the trees to maintain a safe distance from the property.



1.6 Exterior > Exhaust Hoods, Vents, and Other Penetrations

Exterior Vents And Penetrations Evaluated

✔ Functional

The exterior vents and siding penetrations appeared to be in functional condition at the time of the inspection. It is recommended to routinely check and maintain these areas to ensure proper functionality, prevent blockages, damage, and optimize ventilation. Regular visual checks and cleaning can help maintain efficiency and avoid potential issues.

1.7 Exterior > Exterior Doors

Exterior Doors Evaluated

✔ Functional

The exterior doors were inspected and appear functional at this time. It is recommended to routinely evaluate the condition of the exterior doors on your property to ensure they are functioning properly and providing adequate security. Regular maintenance such as lubricating hinges, checking weather stripping, and repairing any cracks or gaps can help prolong the lifespan of the doors. If any issues are identified, consider consulting a qualified carpenter or handyman for repairs to ensure continued functionality and security.

Re-Keying Recommended

● Informational

We recommend considering re-keying the doors for enhanced security measures when you move into the home. This simple step can provide peace of mind. Contact a qualified locksmith or handyman for this repair.

Door Threshold

 (Included in Summary)

✘ Repairs Recommended

The back garage door threshold needs to be replaced



2.1 Decks, Balconies, Paved Surfaces > Patios, Porches, Stoops

Wear And Safety Check

✓ Functional

Each area was checked for signs of wear such as cracking, settling, or erosion that could impact usability and safety. The surfaces were found to be serviceable at the time of the inspection.



2.2 Decks, Balconies, Paved Surfaces > Walkways, Driveway

About the Walkways, Driveway

Address Identification: Visible

Visible: The property's address is visible from the street, facilitating easy location by first responders. It's advisable to verify the visibility of house numbers twice annually to ensure they remain clear.

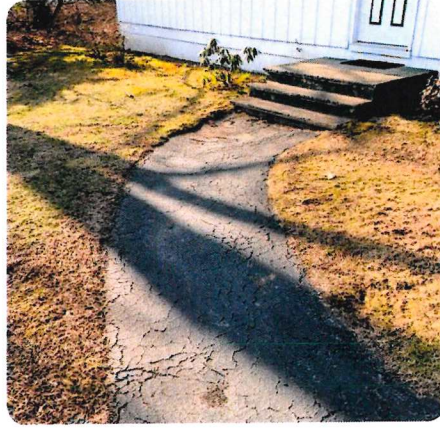
Evaluation Of Cracks On Walkways And Driveways

 (Included in Summary)

✓ Functional

Cracks were observed on the walkways and driveways. This can lead to further damage if not addressed. It is recommended to repair the cracks to prevent tripping hazards and to extend the longevity of the walkways and driveways. A licensed contractor can evaluate and repair the cracks using

appropriate materials and techniques, such as filling with a flexible sealant designed for outdoor use.



3.1 Roof > Roof Covering

About the Roof Covering

Pitch: Pitched

Pitched: A pitched roof is characterized by sloped surfaces that meet at an angle, designed to facilitate water runoff and add architectural appeal.

Roof Covering Material: Asphalt Shingles

Apparent Number of Layers: Approx. 1 Layer

Approx. 1 Layer: Most times multiple layered roofs are difficult to determine without damaging the material, as well as layers of roofing felt.

Approximate Age of Roof: Over 20 Years Old

Not A Roof Warranty

 **Limitation**

The inspector is NOT a licensed roofing contractor, and does not provide a leak-tight guarantee or a warranty for the roof system. The inspector only provides a general condition report on the visible surface areas based on his experience. For a more detailed inspection of the installation and remaining service life of the roof cover, contact a qualified roofing contractor for further review.

End-Of-Life Covering Alert

 *(Included in Summary)*

 **Action Required**

The roof covering is at the end of its life, indicating deterioration and potential inadequate protection. A qualified roofer should evaluate the roof for necessary repairs or replacement. Prompt attention is advised to prevent further damage to the underlying roof structure. The sheathing in the garage attic had water stains from leaks.

