

# Home Survey

## Property Information

Address: 57 Oak Ridge Rd, Pleasantville, NY 10570  
Survey Date: March 15, 2023  
Surveyor: Jane Smith

## Exterior Assessment

### Foundation

Type: Basement  
Condition: Fair  
Notes: Visible crack along east wall, potential water intrusion.

### Roof

Type: Metal  
Estimated Age: 15 years  
Condition: Good  
Notes: No visible defects.



## Siding

Type: Wood

Condition: Poor

Notes: Extensive rot, paint peeling in many areas.



## Windows and Doors

Window Type: Single-pane

Door Type: Wood

Condition: Fair

Notes: Windows are drafty and may need replacement.

## Interior Assessment

### Electrical System

Type: Fuses

Amperage: 100 amp

Condition: Poor

Notes: Extremely outdated, should be replaced.

### Plumbing

Water Heater Type: Tank

Water Heater Age: 10+ years  
Pipe Material: Mix of copper and PVC  
Condition: Fair  
Notes: Water heater is nearing end of life.

## HVAC System

Heating Type: Radiant  
Cooling Type: Window units  
Age of Systems: 20+ years  
Condition: Poor  
Notes: Boiler is very old and inefficient.

## Flooring

Types: Hardwood, Sheet vinyl, Tile  
Condition: Fair  
Notes: Hardwood needs refinishing, vinyl is cracked.

## Walls and Ceilings

Condition: Fair  
Notes: Cracks in plaster throughout.

## Additional Notes

The roof may need replacement in the next 5-10 years based on its age.

## Recommendations

- Repair basement crack and inspect for moisture
- Replace wood siding
- Replace windows
- Upgrade electrical system
- Replace HVAC system
- Refinish hardwood floors
- Replaster cracked walls/ceilings

## Overall Assessment

This home has been not been well-maintained and requires significant updates across most major components, particularly the electrical, HVAC, and plumbing systems. The repairs and replacements could be very costly.

Signature: Jane Smith

Date: March 15, 2023