

## 112 Independence Dr., Lockport, NY



Prepared By:  
All Pro Home Inspection  
John Vilella, NY Lic. # 16000006356  
Your Personal Building Consultant



Well maintained Marrano built ranch home in one of Lockport's nicest neighborhoods. This 3 bedroom home has a spacious layout providing a bright, open floor plan to have room for entertainment, but also having the ability to find privacy. One owner property that has been maintained well over the years. Forced air heating with AC system present, newer architectural shingles, wood burning fireplace are some of the many amenities the home offers. Enjoy the privacy of the fenced back yard while sitting under the electric controlled retractable awning. This home has been pre-inspected and is ready for a buyer. A must see!!

Proudly Listed By:

Lou Faery from MJ Peterson Real Estate – Lockport

Office – (716) 433-8800  
Voice Mail – (716) 743-6386

Email:  
[lfaery@mjpeterson.com](mailto:lfaery@mjpeterson.com)

Report Summary and additional  
photos are available On-line at –

[www.PreListingHomeInspections.com](http://www.PreListingHomeInspections.com)

# REPORT SUMMARY

## Introduction

This Report Summary reflects the key findings of our recent inspection at 112 Independence Dr., Lockport, NY for the prospective buyer. The complete report is available at the subject property.



## Comments

Well maintained home that offers a spacious layout providing a bright open floor plan to have room for entertainment, but also having the ability to find privacy room galore. The home makes you feel at home from the moment you enter. Security System present, wood burning fireplace and a large basement are just waiting for a buyer. Schedule your showing NOW!

- Gas forced heating with AC system
- Move in home condition
- A well thought out design that offers privacy and room for entertainment

## Recommendations

Potential safety hazards and/or expenses over the short term are identified below with estimated repair costs. Please refer to the Full Inspection Report for details on these and other recommendations.

Electrical Panel Box – Panel box has an improperly terminated wiring that is not in use and could come in contact with other areas of the panel box which can be a hazard. This is a safety issue that needs to be corrected. Recommend a qualified licensed electrician correct as needed. (Estimated Cost: \$100 to \$150)

Plumbing Vent Flashing – The plumbing vent boot at the rear of the home is not secured properly and has caused a gap/separation that may be prone to possible water intrusion. A small repair is needed at this area. Recommend repair by a qualified person. (Cost: \$50 to \$75)

Hot Water Heater – The hot water heater is old and has pasted the national lifespan average for this unit. While this unit may last awhile, it is recommended that a replacement be made to prevent any water problems (leak) or stoppage of hot water. Also, the hot water heater is vented using a power vent that was operational; however, the vent pipe has rust and white deposits present that indicate poor venting. The hot water heater and vent pipe system are old and upgrading should be considered. (Recommend Obtaining Replacement Estimates)

*\*\*Repair costs are provided as a rough estimate. If there's one or more repairs in the same system the estimates will most likely be lower, because travel won't apply in the additional repairs.*

## For The Buyer

We are available to walk through the home with you to familiarize you with the property and explain the report. The fee for this service is \$199.00. As a client, you will then be eligible to receive a FREE 90 Day Limited Home Warranty, home maintenance manual, access to a unique maintenance program for your new home, and most of all, you will join the growing family of satisfied All Pro Home Inspection customers who experienced the All Pro Difference ... Where The Inspection is Just the Beginning. Also, you would be entitled to FREE phone or email consulting for as long as you own your home. For other benefits, please visit [www.allprohomeinspection.com](http://www.allprohomeinspection.com) and read about the entire Seller Advantage Program.

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