



# Inspection Report

**SAMPLE CUSTOMER**

**Property Address:**  
SAMPLE ADDRESS  
SAMPLE TOWN NY 11111



**Jamie Schaefer, Professional Home Inspector Inc.**

**Jamie Schaefer - NY State License # 1600005383  
516-398-4525**

## Table of Contents

<a href="#">Cover Page</a> .....	1
<a href="#">Table of Contents</a> .....	3
<a href="#">Intro Page</a> .....	4
<a href="#">1 Roofing Elements</a> .....	8
<a href="#">2 Exterior Elements</a> .....	14
<a href="#">3 Site Elements</a> .....	18
<a href="#">4 Garage</a> .....	21
<a href="#">5 Attic Space(s)</a> .....	27
<a href="#">6 Kitchen</a> .....	30
<a href="#">7 Bathroom(s)</a> .....	34
<a href="#">8 Interior Elements</a> .....	37
<a href="#">9 Foundation/Crawlspace</a> .....	39
<a href="#">10 Electrical System</a> .....	42
<a href="#">11 Heating System(s)</a> .....	44
<a href="#">12 Plumbing System</a> .....	48
<a href="#">13 Hot Water Supply</a> .....	50
<a href="#">Invoice</a> .....	52
<a href="#">Attachments</a> .....	53
<a href="#">Back Page</a> .....	54

<b>Date:</b> 3/4/2012	<b>Time:</b> 10:00 AM	<b>Report ID:</b> SAMPLE
<b>Property:</b> SAMPLE ADDRESS SAMPLE TOWN NY 11111	<b>Customer:</b> SAMPLE CUSTOMER	<b>Real Estate Professional:</b>

***Purpose of This Inspection***

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

***Explanation of Ratings***

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

**SATISFACTORY** - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

**FAIR** - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

**POOR** - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

**NOT INSPECTED (NOT RATED)** - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. Independent inspection(s) may be required to evaluate element conditions. If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

**SEE COMMENT** - See comment in body of report.

**IMPORTANT NOTE:** Elements recommended for repair or recommendations for further evaluation, should be addressed prior to closing. It is the customer's responsibility to perform a walk-through inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

***Inspection Limitations***

**CONSTRUCTION REGULATIONS** - Building codes and standards of construction vary based on region. A home inspection does not include evaluation of a property for compliance with building or codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards. Such compliance usually is not required. Any questions regarding code compliance should be addressed to the appropriate local offices.

**HOME MAINTENANCE** - All homes require regular preventive maintenance to maximize the life spans of components and minimize unanticipated repair or replacement. Annual maintenance costs vary but may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field who follows local requirements and practices.

**ENVIRONMENTAL AND MOLD ISSUES** - The potential health effects from exposure to many elements found in building materials, in the air, soil, water in and/or around any house varies. A home inspection does not include the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

**AESTHETIC CONSIDERATIONS** - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future including aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

**DESIGN AND ADEQUACY ISSUES** - A home inspection does not include any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It does not address in any way the function or suitability of floor plans or other design features. Furthermore, determinations are not made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any home or on any property.

**ESTIMATED AGES** - Any age estimations represent the inspector's opinion as to the approximate age, and are provided for general guidance purposes only. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification using model and serial numbers, if knowledge of the specific age of any element is desired or required.

**DESIGN LIFE** - These numbers are the typical service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated design life is presented solely as a guide. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life. If exact design life is needed for an reason we recommend you contact the manufacturer of that item with model and serial numbers to obtain such information.

**ELEMENT DESCRIPTIONS** - Any descriptions of any element contained in this report, including material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative items. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an item. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed or wanted for any reason. Any questions from the use of any particular terminology or wording in this report should be addressed prior to closing.

**REMEDIAL WORK** - Quotes should be obtained prior to closing from qualified, licensed specialists/contractors to determine actual repair/replacement costs for any item or condition requiring attention. Cost estimates are not provided with a home inspection. If the need for remedial work is evident or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company to arrange a re-inspection to assess conditions. Besides any basic maintenance, suitable for the average homeowner, all repairs or other remedial work should be performed by a licensed specialist in the appropriate field following local requirements and practices.

**SELLER DISCLOSURE** - This report does not replace the Seller Disclosure required by New York State. The buyer should review the Seller Disclosure (if provided) with the owner prior to closing for clarification or resolution of any questionable

items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended. I am available to help with this "walk-through" inspection for an additional fee.

**WOOD-DESTROYING INSECTS/ORGANISMS** - It is advisable to all homeowners obtain an annually renewable termite service contract on the property from a licensed qualified specialist, whether or not it is required by a lender. A standard home inspection does not include evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

**ELEMENTS NOT INSPECTED** - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

**HOUSE ORIENTATION** - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Compass bearings are not used and these orientations are only estimates. If there are any questions, obtain clarification prior to closing.

**CONDOMINIUMS** - The Inspection of condominium/cooperatives do not include exteriors or typical common elements, unless otherwise noted. Contact the association or management company for information on common element conditions, deeds, and maintenance responsibilities.

**HOME WARRANTY** - It is recommended to every home buyer that you obtain a Home Warranty prior to closing. This will help to protect you from any unforeseen expenses should any major system in the home fail. This type of warranty is commonly available, and most real estate agents can recommend a company to contact for this warranty. If you need help finding such a company, please contact me and I will refer you to a Home Warranty Company.

### ***Mold & Microbial Elements Exclusions***

The purpose and scope of a home inspection does not include the detection, identification or assessment of fungi and other biological elements, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the chance of mold being present. There are many different types of molds; most molds do not create a health hazard, but some are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture for a length of time. The sources of moisture in a house are numerous and include leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are additional sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

**Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a home inspection. Accordingly, this Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.**

**Mechanical System Upgrade Needs** - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the

purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact ([\\_www.doe.gov](http://www.doe.gov)).

**Pictures in Report** - Any pictures (photographs, graphics, or images) included in or provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in report comments, or are used for orientation purposes. Pictures provided do not necessarily reflect all conditions or issues that need attention or may otherwise be a concern. The inclusion of any picture is not in anyway designed to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. The report must be read in its entirety for pertinent information.

**Thank you for the opportunity to serve you during your home buying process. I take your purchase very seriously. As your inspector, I consider my role in your purchase decision to be a sacred trust. It is important to me that you are completely satisfied with the quality of my inspection and the way in which I presented the data.**

**If you appreciate my very high standards of inspection and conduct, I would be very grateful if you would recommend me to your family and friends when they need a home inspection. By doing so, they will be able to enjoy the same high level of service that you just experienced. See my personal website: <http://www.jamieschaefer.com>**

**Standards of Practice:**

New York State Department of State, ASHI -  
America Society of Home Inspectors

**Seller:**

Sample Customer

**Present for Seller:**

Sample Customer

**Style of Home:**

Cottage

**Age of Home:**

85 years

**Section/Block/Lot #:**

Sample

**Neighborhood:**

Bay Park

**Status of Home:**

Occupied By Owner(s)

**Home Faces:**

East

**Outdoor Temperature:**

Below 60 (F)

**Weather:**

Sunny & Clear

**Ground/Soil Surface Condition:**

Damp

**Nearest Cross Street:**

Dewey Street West

**Listing Agent:**

Sample Realtor

**Realtor(s) Present:**

None

**Authorized Distribution of Report:**

Client, Listing Agent

**Start Time:**

10:00 AM

**On-Site Finish Time:**

11:45 AM

**Report Completed and Uploaded:**

1:00 PM

**Approximate Living Area:**

904 Square Feet

**Lot Size:**

.0758 Acre

**Garage:**

Detached, Single Car

**Number of Bathrooms:**

One

**School District:**

Sample

**Basement or Sub-Structure:**

Full Crawlspace

# 1. Roofing Elements

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The inspection of roofs and roof elements is limited to visible and accessible elements as listed in this report; elements and areas concealed from view, no matter what the reason, cannot be inspected. This inspection does not include chimney interiors, including flues and flue liners Nor does it include ancillary components or systems such as lightning protection, solar panels, and other non-standard elements, unless specifically stated. **All descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be addressed in other areas of this report, including the ATTIC section.

## Styles & Materials

### Roof Covering:

Style: Moderate Pitch  
 Material: Single Ply Asphalt/Fiberglass  
 Estimated Age: 20 - 25 Years  
 Design Life: 16 - 20 Years  
 Inspected: By Walking  
 Estimated Layers: Multiple Layers

### Chimney #1:

Location: Right Side  
 Type: Brick  
 Serving: Nothing

### Chimney #2:

Location: Through Roof  
 Type: Asbestos/Cement  
 Serving: Heating System & Water Heater

### Limitations:

Parts of Roof Too Steep to Walk

## Items

### 1.0 GENERAL COMMENTS

Comments: SEE COMMENTS

Any estimates of age shown in this section, or any other section of this report are your inspectors opinion, based solely on the physical condition of the item, at the time of the inspection. If an exact age is required or desired for roofing materials, it is suggested that you contact the seller and/or the roofing material installation company.

### 1.1 ROOF COVERING

Comments: POOR

(1) Multiple layers noted. Shingles are aging and brittle. The roof covering is beyond the design life. Budget for replacement in the not-too-distant future. When re-roofing, strip existing layers including the original cedar shake and add new plywood sheathing.





1.1 Item 1(Picture)

(2) Shingles are worn, with granular covering sparse in many areas.

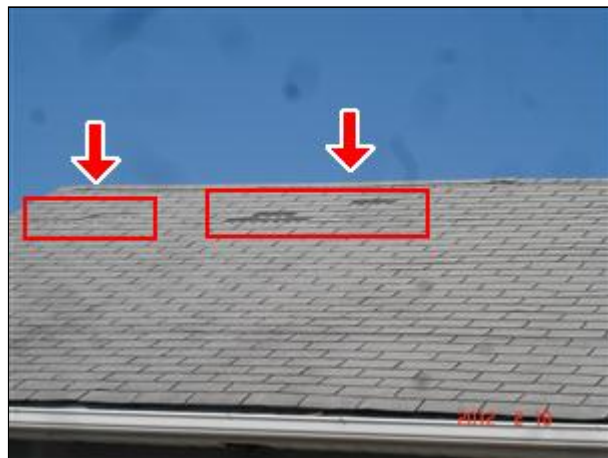


1.1 Item 2(Picture)

(3) Several damaged/broken shingles noted.



1.1 Item 3(Picture)



1.1 Item 4(Picture)

(4) Suggest evaluation by a licensed roofing contractor to obtain estimates of repair. I recommend George Parsons Roofing. They can be reached at 516-437-7955.

**1.2 EXPOSED FLASHINGS**

Comments: FAIR

Tar coated flashings indicates possible past leakage concerns.

**1.3 PLUMBING STACKS**

Comments: FAIR

(1) Stack is rusting at the rear. Eventual replacement may be needed.



1.3 Item 1(Picture)

(2) All flashings at vent stacks should be checked periodically or if leakage occurs. Repair or seal as needed.

**1.4 VENTILATION COVERS**

Comments: SATISFACTORY

**1.5 GUTTERS**

Comments: SATISFACTORY

All gutters should be checked for damage, blockage, or overflow on a regular basis (at least twice annually). Gutter guards may help in cases where leaves and other debris routinely accumulate in a short period of time.

**1.6 LEADERS/DOWNSPOUTS**

Comments: FAIR

Recommend extending downspouts to drain water away from the foundation.



1.6 Item 1(Picture)

### 1.7 FASCIA/SOFFITS/RAKE BOARDS

Comments: FAIR

(1) Small piece of capping missing from the "pork chop" at the left front corner of house. Repair as needed.



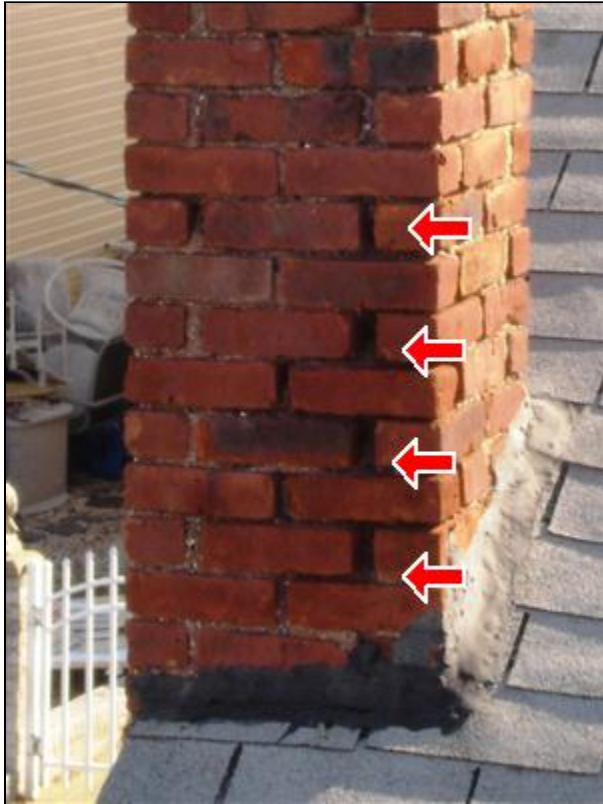
1.7 Item 1(Picture)

(2) Where visible, most of fascia is covered by gutters and/or aluminum capping.

### 1.8 CHIMNEY #1

Comments: FAIR

Re-pointing (new mortar between bricks) needed, suggest service by a licensed chimney professional.



1.8 Item 1(Picture)

**1.9 CHIMNEY #2**

Comments: SATISFACTORY

**1.10 CHIMNEY CAP(S)**

Comments: POOR

(1) Cap is rusting at the heating system chimney. Stainless steel chimney cap should be installed.



1.10 Item 1(Picture)

(2) No cap noted on the brick chimney. Stainless steel chimney cap should be installed to help preserve the chimney liner, and keep out rain, animals and leaves.



1.10 Item 2(Picture)

**Please Note:** All roofs have a limited life span and will require replacement at some time in the future. Until replacement is necessary, the seals at all roof penetrations and flashing, and the waterproof properties of roof mounted elements, should be checked periodically and repaired or maintained as needed. Any roof defect can result in leakage, mold, and subsequent damage. Manufacturing defects or whether the proper nailing methods or underlayment were used may not be readily visible during a home inspection. Gutters and leaders require regular cleaning and maintenance. All chimneys and other roof vents should be checked periodically. Most of the fascia and soffit areas are not readily accessible for inspection. These components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage is present. If any roof problems are reported, a qualified roofer or the appropriate specialist, should be consulted to determine if remedial action is required. If the roof inspection was limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, prior to signing contracts, particularly if the roof covering is aging or its age is not known.

## 2. Exterior Elements

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

### Styles & Materials

**Siding:**

Style: Shingles  
 Material: Asbestos/Cement  
 Location: Whole House

**Exterior Entry Doors:**

Wood

**Limitations:**

Deck at House

### Items

#### 2.0 SIDING

**Comments:** SATISFACTORY

Asbestos/cement shingles at whole house.

#### 2.1 ENTRANCE DOORS

**Comments:** SATISFACTORY

Older doors, or improperly installed doors on any house may leak. Because of this, the possibility of hidden damage around all doors exists, whether the doors are original, or have been replaced.

#### 2.2 PREDOMINANT WINDOWS

**Comments:** FAIR

(1) Many old wood framed, single pane windows. Flaking paint and deteriorated glazing putty on some, replace or repair as needed. Storm windows are installed, making them fairly energy efficient.



2.2 Item 1(Picture)

(2) Older windows, or improperly installed windows on any house may leak. Because of this, the possibility of hidden damage around all windows exists, whether the windows are original, or have been replaced.

**2.3 OTHER WINDOWS**

Comments: SATISFACTORY

The windows at the front room have been replaced with vinyl replacement windows.

**2.4 STEPS/STOOPS**

Comments: SATISFACTORY

**2.5 DECKS**

Comments: SATISFACTORY

Wood deck at the back of the house. Inaccessible under-structure.

**2.6 ELECTRIC/GFCI**

Comments: SATISFACTORY

**2.7 FOUNDATION WASTE LINE VENT**

Comments: FAIR

Gap noted around vent is a possible entry for rodents and/or insects. Seal as needed.



2.7 Item 1(Picture)

## 2.8 RAILINGS

Comments: FAIR

Steel railings are rusting. Suggest painting with Rustoleum, or some other rust inhibitor.



2.8 Item 1(Picture)

## 2.9 TRIM

Comments: FAIR

Flaking/peeling paint noted. Refinish as needed or cap with aluminum to protect from the weather.





2.9 Item 1(Picture)

**2.10 EXTERIOR FAUCETS**

**Comments:** NOT INSPECTED

Cold weather and this faucet can't be evaluated.

**Please Note:** The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/re-sealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

### 3. Site Elements

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section.

#### Styles & Materials

**Patio:**

Material: Pavers  
Location: At Back Yard

**Walkways/Driveway:**

Walkway Material: Concrete  
Driveway Material: Concrete Ribbons  
Driveway Material: Gravel Center

**Limitations:**

Deck at House

#### Items

### 3.0 WALKWAYS

Comments: FAIR

Typical cracks and spalling noted at the concrete walkways. Maintain as needed.



3.0 Item 1(Picture)

### 3.1 DRIVEWAY(S)

Comments: FAIR

Typical cracks and spalling noted at the concrete driveway. Maintain as needed.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

**3.2 PATIO**

Comments: SATISFACTORY

**3.3 SUB-GRADE ENTRANCE**

Comments: SEE COMMENTS

(1) The only entrances are the small windows around the foundation. The windows are too small to allow access. See FOUNDATION/CRAWLSPACE section for details.



3.3 Item 1(Picture)

(2) Cracked glass noted. Repair as needed.



3.3 Item 2(Picture)

**3.4 FENCES AND GATES**

Comments: NOT INSPECTED

Fences and gates are not part of a standard home inspection.

**Please Note:** Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or un-compacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service persons is recommended prior to closing.

## 4. Garage

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.



### Styles & Materials

**Garage:**

Detached  
 Type: Wood Frame  
 Size: One Car  
 Siding: Lapped Wood  
 Roof: Architectural Asphalt Shingles  
 Estimated Roof Age: 5 - 7 Years  
 Roof Design Life: 20 - 25 years

**Vehicle Door:**

Type: Overhead  
 Material: Wood  
 Size: Single  
 Operation: Manual

**Door to Grade:**

Wood

Roof Inspection Method: Adjacent

Surface

Roof Inspection Method: Ground

**Limitations:**

Stored Items

*Items*

**4.0 GENERAL COMMENTS**

Comments: SEE COMMENTS

Stored items along the outside walls of the garage block full view, and prevent inspection of many areas.



4.0 Item 1(Picture)

**4.1 ROOF COVERING**

Comments: FAIR

Flat and low slope roofs are particularly prone to leakage due to improper installation, water ponding, or poor maintenance. They generally require more maintenance than steep-sloped roofing and any deficiencies, even minor ones, should be attended to promptly.

**4.2 EXPOSED FRAMING/SHEATHING**

Comments: FAIR

Leak stains noted and some decay. Maintain as needed.



4.2 Item 1(Picture)

**4.3 VEHICLE DOOR(S)**

Comments: SATISFACTORY

**4.4 GARAGE FLOOR SLAB**

Comments: SATISFACTORY

**4.5 WINDOWS**

Comments: FAIR

Old wooden window with some deteriorating glazing putty. Consider replacement.



4.5 Item 1(Picture)

**4.6 SIDING**

Comments: FAIR

(1) Hole in left side has been dug away under the siding. This appears to be an animal entry. Repair as needed.



4.6 Item 1(Picture)

(2) Decaying siding in contact with the ground. Flaking/peeling paint. Repair and refinish as needed.



4.6 Item 2(Picture)



4.6 Item 3(Picture)



4.6 Item 4(Picture)



**4.7 ELECTRIC / GFCI**

Comments: SATISFACTORY

GFCI protected receptacles installed already in the garage for added safety.



4.7 Item 1(Picture)

**4.8 DOOR TO GRADE**

Comments: POOR

Bottom panel missing from old wooden door. Door does not function properly. Consider replacement.



4.8 Item 1(Picture)

**4.9 GUTTERS & LEADERS**

Comments: POOR

No gutters and leaders on garage. Consider adding for better drainage.



4.9 Item 1(Picture)

**Please Note:** Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

## 5. Attic Space(s)

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

### Styles & Materials

#### Attic:

Style: Exposed Framing  
 Entrance Type: Pull-Down Stairs  
 Entrance Location: Hallway  
 Inspection Method: Entered  
 Limitations: Insulation Over Framing  
 Limitations: Inaccessible Areas  
 Limitations: Floor Boards  
 Limitations: Stored Items  
 Limitations: Ducts

#### Roof Construction:

Framing: Wood Rafters  
 Approximate Framing Size: 2 x 6  
 Approximate Spacing: 24" on Center  
 Sheathing Material: Cedar Shake

#### Visible Insulation:

Type: Blanket / Batt  
 Material: Fiberglass  
 Estimated Amount: 6 - 8 Inches  
 Limitations: Floor Boards  
 Limitations: Stored Items  
 Limitations: Ducts

#### Ventilation Provisions:

Type: Gable Ends

### Items

#### 5.0 GENERAL COMMENTS

Comments: SEE COMMENTS

Inspection of attic space has many limitations, including but not limited to; insulation over framing, floor boards, stored items and inaccessible areas.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

#### 5.1 ROOF FRAMING

Comments: FAIR

Cracked joist noted at right side. Have contractor reinforce joist as needed.



5.1 Item 1(Picture)

**5.2 ROOF DECK/SHEATHING**

Comments: FAIR

Original cedar shake under current layers of roofing. Suggest removal and replacement with plywood sheathing at time of re-roofing.



5.2 Item 1(Picture)

**5.3 VENTILATION PROVISIONS**

Comments: FAIR

Gable vents only. At time of re-roofing have a ridge vent and soffit vents installed.

**5.4 INSULATION**

Comments: SATISFACTORY

**5.5 ATTIC ENTRANCE**

Comments: FAIR

Pull-down stairs are damaged. Rollers do not stay in the track. Repair or replace as needed.

---

**Please Note:** Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

## 6. Kitchen

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

### Styles & Materials

**Free Standing Range:**

Natural Gas  
 Estimated Age: 5 - 7 years  
 Brand: General Electric  
 Design Life: 12 - 15 Years

**Refrigerator:**

Estimated Age: 5 - 7 years  
 Brand: General Electric  
 Design Life: 12 - 15 Years

**Dishwasher:**

Estimated Age: 5 - 7 years  
 Brand: Kitchen Aid  
 Design Life: 12 - 15 Years

**Microwave:**

Estimated Age: 5 - 7 years  
 Brand: General Electric  
 Design Life: 12 - 15 Years

**Ventilator:**

Integral With Microwave

**Countertop(s):**

Laminate (Formica)

### Items

#### 6.0 GENERAL COMMENTS

Comments: SEE COMMENTS

Any estimates of age shown in this section, or any other section of this report are your inspectors opinion, based solely on the physical condition of the item, at the time of the inspection. If an exact age is required or desired for roofing materials, it is suggested that you contact the seller and/or the roofing material installation company.

#### 6.1 SINK(S)

Comments: SATISFACTORY

#### 6.2 WATER FLOW AT FIXTURES

Comments: SATISFACTORY

#### 6.3 FLOORING

Comments: SATISFACTORY

#### 6.4 WALLS

Comments: SATISFACTORY

#### 6.5 CEILING

Comments: SATISFACTORY

#### 6.6 REFRIGERATOR

Comments: SATISFACTORY

Refrigerator was cold at time of inspection



6.6 Item 1(Picture)

### 6.7 FREE STANDING RANGE

Comments: SATISFACTORY

Gas range noted.



6.7 Item 1(Picture)

### 6.8 MICROWAVE

Comments: FAIR

Cracked plastic on the microwave. Repair or replace as needed.



6.8 Item 1(Picture)



6.8 Item 2(Picture)

**6.9 ELECTRIC / GFCI**

Comments: SATISFACTORY

**6.10 DISHWASHER**

Comments: SATISFACTORY

(1) Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy, other inactive periods, and with age.



6.10 Item 1(Picture)

(2) Dishwasher was run through one cycle with no sign of leakage. Its ability to clean dishes was not tested.

**6.11 VENTILATOR**

Comments: FAIR

Recirculating. Does not vent to outside.



**6.12 COUNTERTOP & CABINETS**

**Comments:** SATISFACTORY

---

**Please note:** Many appliances typically have a high maintenance requirement and limited service life (12-15 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

## 7. Bathroom(s)

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

### Styles & Materials

**Description:**

Full Bath

**Location:**

Hallway

**Ventilation Provisions:**

Window

### Items

**7.0 SINK**

Comments: SATISFACTORY

**7.1 SINK BASE/COUNTERTOP**

Comments: SATISFACTORY

**7.2 WATERFLOW AT FIXTURES**

Comments: SATISFACTORY

**7.3 TOILET**

Comments: SATISFACTORY

**7.4 BATH TUB**

Comments: SATISFACTORY

**7.5 SURROUND / ENCLOSURE**

Comments: FAIR

One missing tile noted outside the shower area. Grout needs work also outside the shower area. Repair and re-grout as needed.



7.5 Item 1(Picture)



7.5 Item 2(Picture)

**7.6 VISIBLE HEATING PROVISIONS**

Comments: SATISFACTORY

**7.7 FLOORING**

Comments: SATISFACTORY

**7.8 CEILING**

Comments: SATISFACTORY

**7.9 WALLS**

Comments: FAIR

Missing tiles behind toilet base. Replace as needed.



7.9 Item 1(Picture)

**7.10 VENTILATION**

Comments: FAIR

(1) Original wood frame, single pane window, consider replacement.

(2) Window in shower. Suggest a plastic curtain be installed and maintained over the window when a window is in the shower area. This is to prevent water from entering around the window frame and causing interior damage to the outside wall.



7.10 Item 1(Picture)

**7.11 ELECTRIC / GFCI****Comments:** SATISFACTORY

Recommend upgrade to GFCI receptacles in bathroom.

**Please Note:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

## 8. Interior Elements

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

### Styles & Materials

**Ceiling Materials Include:**

Drywall

**Wall Materials Include:**

Drywall

**Floor Covering(s) Include:**

Carpet

Ceramic Tile

Vinyl

**Predominant Interior Doors:**

Solid

Wood

**Predominant Window Type:**

Double-hung

Single pane

Wood Framed

**Other Window Types Include:**

Double-hung

Vinyl Replacement

### Items

#### 8.0 CEILINGS

Comments: FAIR

Typical blemishes and imperfections noted.

#### 8.1 WALLS

Comments: FAIR

(1) Typical blemishes and imperfections noted.

(2) Where visible, many areas are blocked by furnishings and/or stored items.

#### 8.2 FRAMED FLOORS

Comments: SATISFACTORY

#### 8.3 FLOOR COVERINGS

Comments: SATISFACTORY

#### 8.4 ROOM & CLOSET DOORS

Comments: SATISFACTORY

#### 8.5 WINDOWS

Comments: FAIR

Many original wood, single pane windows, consider replacing.

**8.6 SMOKE & CARBON MONOXIDE DETECTORS**

Comments: NOT INSPECTED

While it was not determined if the installed detectors are smoke, CO, or both, detectors were noted in this house. Smoke and CO detectors are not tested as part of a home inspection. It is **VERY IMPORTANT** that you have working smoke and CO detectors at each floor. All detectors should be mounted according to manufacturers recommendations for proper function.

---

**Please Note:** The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Foundation/Crawlspace

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Masonry block

**Method used to observe Crawlspace:**

From entry

**Floor Structure:**

Floor Joists: Wood  
 Joist Size: Not Determined  
 Posts/Columns: Block Pillars  
 Posts/Columns: Screw Jacks

**Limitations:**

Limited Visual Access to Crawlspace

### Items

#### 9.0 GENERAL COMMENTS

Comments: SEE COMMENTS

Any comments and ratings shown below are only for areas visible at the time of inspection.

#### 9.1 INACCESSIBLE AREAS

Comments: NOT INSPECTED

Since the crawlspace has on limited visual access, there were many areas that could not be inspected.


#### 9.2 FOUNDATION WALLS

Comments: SATISFACTORY

#### 9.3 FLOOR JOISTS

Comments: NOT INSPECTED

Not visible, the floor joists are covered by the vapor barrier.



9.3 Item 1(Picture)

**9.4 COLUMNS OR PIERS**

Comments: FAIR

Temporary screw jack columns are noted, resting on concrete blocks. These screw jack columns are rusting. Steel lolly columns are recommended as the permanent solution, even though the temporary screw jacks could last many years.



9.4 Item 1(Picture)

**9.5 MAIN BEAMS**

Comments: NOT INSPECTED

Not visible due to limited visual access.

**9.6 WATER PENETRATION CONCERNS**

Comments: SEE COMMENTS

Based on the geographic location of this house, there has been water in this crawlspace in the past, and there will be water in this crawlspace in the future. Recommend that the crawlspace be inspected after known flooding conditions to be sure there was no damage caused by flooding.

**9.7 CRAWL SPACE FLOOR SLAB**

Comments: SEE COMMENTS

No floor slab, dirt floor. Suggest installing a vapor barrier.

**9.8 CRAWLSPACE VENTILATION**

Comments: SEE COMMENTS

Windows should have screens installed in warm months to allow for proper ventilation of the crawlspace. This will help to prevent moisture damage from condensation.



---

**Please Note:** All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

Many at-grade and sub-grade water penetration concerns are related to site conditions including inadequate or malfunctioning roof drains, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, re-grading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

## 10. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



### Styles & Materials

#### Electric Service:

Service Line: Overhead  
 Estimated Service Capacity: 12/240  
 Volts; 200 Amps  
 Service Feed: Copper  
 Estimated Feeder Capacity: 200 Amps

#### Distribution Panel:

Type: Circuit Breakers  
 Estimated Panel Capacity: 200 Amps  
 Main Disconnect: 200 Amps  
 Main Panel Location: Utility Room  
 Main Shut-Off Location: At Exterior

#### 120 & 240 Volt Circuits:

120 Volt Branch Circuits: Copper  
 240 Volt Branch Circuits: Copper

### Items

#### 10.0 SERVICE ENTRANCE CONDUCTORS

Comments: SATISFACTORY

#### 10.1 METER PAN

Comments: SATISFACTORY

Noted, not tested. Located at outside, suggest a lock on the box.



10.1 Item 1(Picture)

**10.2 MAIN GROUND**

Comments: NOT INSPECTED

Hidden behind finished areas - can not inspect.

**10.3 VISIBLE BRANCH CIRCUITS / WIRES**

Comments: SATISFACTORY

**10.4 GFCI TEST**

Comments: SATISFACTORY

**10.5 MAIN DISTRIBUTION PANEL(S)**

Comments: SATISFACTORY

**10.6 DEVICES (SWITCHES AND RECEPTACLES)**

Comments: SATISFACTORY

A random sample of receptacles was tested. Those tested were properly wired at time of inspection.

**Please Note:** The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 11. Heating System(s)

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



### Styles & Materials

**Heating System:**

Type: Furnace  
 Brand: Thatcher  
 Fuel: Natural Gas  
 Estimated Age: 25+ Years  
 Design Life: 15 - 20 Years  
 Location: Utility Room  
 Zones: (1) One  
 Distribution: Ducted with Registers

**Emergency Shut-Off Switch:**

On Wall in Utility Room

### Items

**11.0 GENERAL COMMENTS**

**Comments:** SEE COMMENTS

Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Any estimates of age shown in this section, or any other section of this report are your inspectors opinion, based solely on the physical condition of the item, at the time of the inspection. If an exact age is required or desired for roofing materials, it is suggested that you contact the seller and/or the roofing material installation company.

**11.1 HEATING UNIT**

Comments: FAIR

(1) Furnace is very old but very well preserved and functional at time of inspection. Future service life is not determinable.

(2) The "heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of significant deterioration or failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 7 - 10 years old or any wear is exhibited. Filters on hot air systems should be checked monthly; replace/clean as needed.

**11.2 BURNER(S)**

Comments: SATISFACTORY

**11.3 RELAYS & CONTROLS**

Comments: SATISFACTORY

**11.4 EXPOSED FUEL LINES**

Comments: SATISFACTORY

**11.5 COMBUSTION AIR PROVISIONS**

Comments: SATISFACTORY

**11.6 VENT CONNECTOR(S)**

Comments: SATISFACTORY

**11.7 EMERGENCY SHUT-OFF SWITCH**

Comments: NOT INSPECTED

Noted on wall in utility room.



11.7 Item 1(Picture)

**11.8 NORMAL OPERATING CONTROLS (THERMOSTATS)**

Comments: SATISFACTORY

**11.9 DISTRIBUTION SYSTEM**

Comments: SEE COMMENTS

Duct insulation in attic and crawlspace may possibly contain asbestos. Not determined. Appears to be in good condition.



11.9 Item 1(Picture)



11.9 Item 2(Picture)

**11.10 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

Comments: SATISFACTORY

**11.11 BURIED OIL TANK**

Comments: SEE COMMENTS

Regardless of the current fuel supply system/type tank, there is a possibility of a buried oil tank. No determination of the existence of a buried tank could be made as part was made as part of this home inspection.

**Please Note:** The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 12. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Supply Piping:**

Copper

**Drain / Waste / Vent Piping:**

Cast Iron

Plastic

**Location of Shut-Offs:**

Water Main Shut-Off: Incoming Water

Main

Gas Main Shut-Off: At Meter

**Limitations:**

Crawlspace Has Only Partial Visual

Access

Inaccessible Areas

### Items

#### 12.0 GENERAL COMMENTS

Comments: SEE COMMENTS

The inspection of plumbing elements is severely limited by finish materials throughout the house, and limited visual access to the crawlspace.

#### 12.1 WATER PIPING

Comments: SATISFACTORY

Where visible.

#### 12.2 DRAIN / WASTE / VENT PIPING

Comments: SATISFACTORY

Where visible.

#### 12.3 MAIN WATER SHUT-OFF

Comments: NOT INSPECTED

The main shut-off is located in on the incoming water pipe. Since main shut-off valves are operated infrequently, it's not unusual for them to become difficult to turn over time. They often leak or break when operated after a period of inactivity. For this reason main shut off valves are not tested during a home inspection.

#### 12.4 GAS PIPES

Comments: SATISFACTORY



Where visible.

**12.5 DRYER VENT**

Comments: NOT INSPECTED

Not determined, unable to see behind dryer. If there are flexible vents, they should be replaced with rigid metal vents. Flexible dryer vents are a fire hazard.

**12.6 WASHER / DRYER**

Comments: NOT INSPECTED

Washer & dryer are not part of home inspection. Stacked units noted in utility room.



12.6 Item 1(Picture)

**Please Note:** The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 13. Hot Water Supply

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



*Styles & Materials*

### Hot Water Supply:

Type: Direct Heated Tank  
 Brand: AO Smith  
 Fuel: Natural Gas  
 Estimated Capacity: 50 Gallons  
 Estimated Age: 8 - 10 Years  
 Design Life: 8 - 10 Years  
 Location: Utility Room

### *Items*

## 13.0 GENERAL COMMENTS

Comments: SEE COMMENTS

Any estimates of age noted for items in this section are just that. Estimates. These estimates are based on the visual condition of the equipment at the time of the inspection. If actual age is desired, or required, for any reason, it is suggested that you obtain model numbers, and serial numbers, and contact the manufacturer of the equipment for an exact age.

### 13.1 WATER HEATER

Comments: FAIR

Hot water heater is nearing the end of it's design life. The unit is functional, with no sign of current leakage. Based on age, budget for replacement in the not-too-distant future.

**13.2 VENT CONNECTOR**

Comments: SATISFACTORY

**13.3 GAS FUEL LINES**

Comments: SATISFACTORY

**13.4 SAFETY VALVE PROVISIONS**

Comments: FAIR

Noted, not tested. TPRV on water heater needs a 3/4 threaded pipe to extend within 6 of floor for safety. (PVC pipe may not be used).



13.4 Item 1(Picture)

**Please Note:** The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**Please Note:** The hot water system in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# INVOICE

**Inspected By: Jamie Schaefer - NY State  
License # 1600005383**

**Inspection Date: 3/4/2012**

<b>Customer Info:</b>	<b>Inspection Property:</b>
SAMPLE CUSTOMER Sample Address Sample Town NY 11111  <b>Customer's Real Estate Professional:</b>	SAMPLE ADDRESS SAMPLE TOWN NY 11111

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Home Inspection	525.00	1	525.00
Termite Inspection (Included with Home Inspection)	0.00	1	0.00
90 Day Home Warranty	0.00	1	0.00
90 Day Termite Warranty	0.00	1	0.00
			<b>Tax \$0.00</b>
			<b>Total Price \$525.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**

## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments.

[Letter to Customer](#)

[Home Warranty Information](#)

[Inspector of The Year](#)

[Pre Inspection Information](#)

[Useful Websites](#)

[Asbestos](#)

[Aphalt Roofing](#)

[Carbon Monoxide](#)

[Chimneys](#)

[Crawlspaces](#)

[Warm Air Heating \(Furnaces\)](#)

[Water Penetration](#)

[Windows & Doors](#)



**516-398-4525**

**Jamie Schaefer - NY State License # 16000005383**

A handwritten signature in black ink, appearing to read 'J. Schaefer', is positioned below the license information.