

Professional Home Inspection Service

1278 Vestal Ave. Binghamton, NY 13903

Phone 607.773.1519



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www.ProfessionalHome.com

office@ProfessionalHome.com



357 Deer Run Lane Forest City, NY 18520

Date of Inspection: 09/17/2012

INSPECTION REPORT PREPARED EXCLUSIVELY FOR Jack & Jane Doe

Dear Jack & Jane,

Thank you for using Professional Home Inspection Service. We hope that our inspection and testing services have been helpful to you. Please call or email us if you have any questions about your report or need further information.

We would like to take this opportunity to suggest that a periodic re-inspection of the building's structural and mechanical systems can help you efficiently maintain the building and prevent minor deficiencies from becoming serious and expensive problems.

Our satisfied customers are our best referral network. Please help us help others by informing your real estate agent, lawyer, banker, or anyone you may know who is purchasing a new home or commercial building, about our services.

For valuable ongoing information "Like" Professional Home Inspection Service on Facebook,

<http://www.facebook.com/pages/Binghamton-NY/Professional-Home-Inspection-Service/298715346248>

Thank you for your patronage and best wishes.



Keith Oberg, NYS Lic. #16000006691,
ASHI Certified Inspector #10402





CHOOSE YOUR LEVEL OF DETAIL! HOW TO READ THE ALL-IN-1 REPORT

- 1. QUICK SUMMARY:** The "Quick Summary", starting on page 4, is a listing of each of the inspected systems with its general condition briefly indicated, along with any especially significant concerns.
- 2. SIGNIFICANT UPGRADES:** This section follows the Quick Summary and is a listing of any items that the inspector feels are noteworthy improvements in a building of this age and style.
- 3. SYSTEM-BY-SYSTEM & ROOM-BY-ROOM NARRATIVE:** The balance of the report provides important expanded information on these systems, including the inspector's observations and recommendations to help you more fully understand the issues.
- 4. PHOTOS:** Photos are provided throughout the report to help you "see" what the inspector saw.
- 5. HYPERLINKS:** Clicking on the active hyperlinks will open your browser and display professionally produced graphics that will help to further explain the conditions, or will take you to authoritative web sites.
- 6. CONTACT THE INSPECTOR:** Please feel free to call or email us with any questions!

ABOUT THIS REPORT

This report is intended to provide useful information about the condition of the subject property and its systems, including any observed major defects, in a manner consistent with the Standards of Practice of the American Society of Home Inspectors and New York State. The information provided may include minor repairs, maintenance suggestions, recommended improvements to increase the comfort, efficiency or longevity of the subject property and other points of interest.

No building is perfect, and almost all buildings will have numerous minor deficiencies. If any deficiency uncovered in this report is a concern for you, we recommend that the issue be further investigated and evaluated prior to closing. While deficiencies may be listed as minor, in some cases significant damage could result if not corrected. Any deficiencies observed involving personal safety may be indicated as minor in terms of cost to repair, but could nonetheless result in serious injury and should be addressed. Components and systems are indicated to be "adequate" if functioning as intended. No further evaluation of function or condition is offered above that of "adequate".

No appraisal of the market value of the property is included in this report. A finding of defects or deficiencies concerning the property, or the existence of suggested improvements to the property, within the body of this report does not necessarily reflect any change in market value, or obligate any party to make corrections, except as specified by contractual agreement between the parties. Any projected repair costs included in this report are intended to present a rough guide or range only. Appropriate contractors should be contacted if true estimates of cost are needed.

The observations, recommendations, and cost projections, if any, included in this report are offered on an opinion only basis. Defects and deficiencies as noted are not necessarily inclusive. In-depth evaluations of individual components of the building, which are beyond the scope of a general home inspection, are available from local specialists and may involve specialized tools, disassembly and sampling.

The final judgment concerning the seriousness of any perceived defect, or the appropriateness of any proposed remedial action, or the advisability of employing a specialist for further evaluation, is the responsibility of the client. Judgment regarding any issues involving fire or building codes and verification of any required permits or certificates of occupancy should be deferred to the appropriate code officials. We recommend that no indicated repairs be performed without providing a copy of the pertinent portions of this report to the service personnel. Repair personnel brought in to address deficiencies noted in the report should be requested to further evaluate the condition of the components within their area of expertise and to correct any deficiencies noted that are beyond those included in the report, or to advise the client regarding those deficiencies.

This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment, beyond the cost of the report. This company is not responsible for any third party reliance on this report. Information about the subject property contained in this report is being released and is considered valid only if a duly executed written inspection agreement has been signed and submitted by the client, or his/her authorized representative. Please call Professional Home Inspection Service if this has not been completed. If any information provided in this report is unclear to you, please call for clarification. **If you are purchasing the subject property, we strongly recommend that you perform a comprehensive "walk-through" inspection immediately prior to closing to assure yourself that all systems and components are functioning as expected. This is typically your last chance to verify that the condition of the building components is as indicated in this report and that the condition meets with your satisfaction.**



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DEFINITIONS

Definition of terms used in this report:

Minor - Item deficient, not functioning as intended, in need of routine maintenance, or missing, with relatively low expense associated, (typically below \$500.00), or with minimal immediate importance to the function and livability of the building. Items listed as minor may, nonetheless, require repair or replacement and should be reviewed.

Safety - Item deficient, not functioning as intended, missing or not installed, resulting in a personal health or safety hazard.

Significant - Item deficient, not functioning as intended, missing, or expected to fail soon, with possibility of a large expense for correction; or the item is an unusually significant safety hazard.

Info - Helpful information about the condition of a system or component where a rating as a "minor" or "significant" deficiency is either inappropriate, or the appropriate rating is unclear to the inspector.

Monitor - Recommendation to routinely observe a system or component for any change or deterioration and to make corrections as necessary.



Site Data

CLIENT & SITE INFORMATION:

REPORT NAME

Doe0014179

INSPECTION SITE

357 Deer Run Lane

Forest City, NY 18520.

DATE AND TIME OF INSPECTION

September 17, 2012 at 09:00 AM.

CLIENT

Jack & Jane Doe

2013 Crown Hill Road

Watertown, NY 13876

INSPECTION DAY WEATHER

Overcast, Temperature: 70's.

ESTIMATED AGE OF BUILDING

5 to 10 years.

BUILDING TYPE

1 family, 2 story.

ORIENTATION OF FRONT OF BUILDING

West.

PEOPLE PRESENT DURING INSPECTION

Client(s), Homeowner(s)

OCCUPANCY

Occupied.

INSPECTED BY:

Keith Oberg, for Professional Home Inspection Service

NYS Home Inspector Lic. #1600006691

ASHI Certified Inspector #10402



Quick Summary

This Quick Summary is provided to give you a way to see the inspector's ratings of many of the components in the building. Some items that the inspector feels are noteworthy in a building of this age and style may be included in the "Significant Upgrades" section. Please read the entire report prior to making any decisions regarding the property.

All directional references to left, right, front or rear assume the reader is outside facing the front doors of the building.

SITE INFO

CLIENT & ADDRESS:

Client: Jack & Jane Doe Site: 357 Deer Run Lane, Forest City, NY 18520
Inspected on 09/17/2012.

Definition of terms used in this Quick Summary:

Satisfactory - The system's major component(s), in the opinion of the inspector, generally appear to function as intended at the time of inspection. No significant repair is indicated. The system may have normal wear and tear or minor deficiencies.

Review - One or more of the system's component(s), in the opinion of the inspector, appear to be missing, not functioning as intended or in need of routine maintenance, with relatively low expense associated, (generally less than \$1,000.00), or with minimal immediate importance to the function and livability of the building. Nonetheless, an item indicated as minor under "Review" may be important to you and should be reviewed.

Attention - One or more of the system's major component(s), in the opinion of the inspector, appear to be not functioning as intended, expected to fail soon, or missing, with possibility of a large expense for correction; or the item is an unusually significant safety hazard.

Summary

FOUNDATION

SATISFACTORY

(details in "Foundation, Drainage & Water Control" section)

WATER ENTRY CONTROL

REVIEW

(details in "Foundation, Drainage & Water Control" section)

Conditions include: minor exterior water control deficiencies,

FRAMING

SATISFACTORY

(details in "Framing" section)

ROOF COVERINGS

REVIEW

(details in "Roof Coverings" section)

Conditions include: previous leakage, Suggested Action: Monitoring is recommended.

INSULATION

REVIEW

(details in "Insulation & Ventilation" section)

Conditions include: significant installation deficiencies, poorly sealed attic access,

ATTIC VENTILATION & MOISTURE CONTROL (details in "Insulation & Ventilation" section)



SATISFACTORY

INTERIOR FINISHES: WALLS & CEILINGS (details in "Interior Finishes" section)

REVIEW

Conditions include: minor damage,

INTERIOR FINISHES: FLOORS (details in "Interior Finishes" section)

SATISFACTORY

WINDOWS (details in "Windows & Doors" section)

REVIEW

Conditions include: minor deficiencies,

DOORS (details in "Windows & Doors" section)

REVIEW

Conditions include: minor deficiencies,

EXTERIOR FINISHES (details in "Exterior Finishes" section)

REVIEW

Conditions include: minor siding damage, minor deficiencies,

PORCHES, DECKS, STAIRS, RAILS & WALKS (details in "Porches, Decks, Stairs, Rails & Walks" section)

REVIEW

Conditions include: railing deficiencies, safety considerations,

WATER HEATING (details in "Plumbing & Water Heating" section)

SATISFACTORY

WATER WASTE & VENT PIPING (details in "Plumbing & Water Heating" section)

SATISFACTORY

PLUMBING FIXTURES (details in "Plumbing & Water Heating" section)

REVIEW

Conditions include: minor sink deficiencies, minor tub/shower deficiencies,

GAS PIPING (details in "Plumbing & Water Heating" section)

REVIEW

Conditions include: minor piping deficiencies, safety considerations,

HEATING EQUIPMENT (details in "HVAC" section)

REVIEW

Conditions include: minor deficiencies at heating unit(s), minor vent/chimney deficiencies, distribution duct/piping deficiencies,

AIR CONDITIONING (details in "HVAC" section)

REVIEW

Conditions include: minor deficiencies at condenser unit(s), minor condensate drainage deficiencies,

MECHANICAL VENTILATION (details in "HVAC" section)

REVIEW

Conditions include: vent duct/exhaust deficiencies,

ELECTRIC SERVICE EQUIPMENT (details in "Electrical" section)

REVIEW

Conditions include: minor deficiencies at service and/or distribution panel(s),

ELECTRIC DISTRIBUTION EQUIPMENT (details in "Electrical" section)

REVIEW

Conditions include: minor deficiencies,

SAFETY ALARMS (details in "Electrical" section)

REVIEW

Conditions include: carbon monoxide alarms missing or not functioning in recommended areas, Integrated alarm system not inspected.



CABINETS AND APPLIANCES

SATISFACTORY

(details in "Miscellaneous" section)

GARAGE(S)

REVIEW

(details in "Garage(s)" section)

Conditions include: minor safety considerations, minor deficiencies at finishes,

Foundation, Drainage & Water Control

General information about Foundations, Drainage and Water Control. It is generally recommended that any observed foundation movement be further professionally evaluated. Any small width cracks in masonry foundation walls which may be referenced in the report that do not show evidence of offset or other significant movement are believed to be primarily shrinkage related due to the curing process or thermal expansion and contraction. These are considered normal and are unlikely to result in cause for concern. Monitoring of any cracks is suggested.

Portions of the foundation walls may be covered on the interior, preventing a full inspection and evaluation of the enclosed areas.

Not all occurrences of past water entry will be found and reported. The property is typically inspected under one set of weather conditions only. Water entry may be different under differing conditions. Significant amounts of clear water can enter a building and, once dry, leave no telltale damage. It is often impossible to determine the amount of water entry or dampness that occurred from observing damage that is left behind. Any comments as to water entry represent the inspector's best estimation of past conditions. All finished below grade areas are vulnerable to water entry damage.

Regular maintenance of the roof gutters and a proper grade around the building will help guard against future water entry. As with all basements, water entry can occur during adverse conditions and dehumidification may be beneficial. Exterior conditions may change suddenly, drains may become clogged and water may enter from locations that have previously been dry.

Flash floods, high winds, wildfires, earthquakes and other natural disasters can cause significant damage with little or no warning. Be advised that buildings in our area are typically not constructed to withstand these forces of nature and this report does not address the worthiness of the building(s) to withstand these events. Retrofit measures may be available to minimize risks, if desired.

The adequacy of any floor drains is not determined.

All directional references to left, right, front or rear assume the reader is outside facing the front doors of the building.

The components that were found to be adequate are listed in the appropriate areas of the "Inspected Areas" sections at the end of this report. Any conditions that the inspector would like to draw to your attention are listed below.

INSPECTOR'S COMMENTS

CONDITION

No significant foundation deficiencies were observed. No significant water entry deficiencies were observed.

WATER ENTRY

BASEMENT

INFO- A water control or drainage system was observed. This installation may have corrected a previous moisture entry condition.





GRADING

EXTERIOR: REAR

MINOR- Negative or flat grade adjacent to building, *Further Explanation: Negative grading directs water toward the building. Correcting the grade to slope away from the building is advised to help prevent or reduce below grade water entry and to help protect the foundation.*

GUTTERS & DOWNSPOUTS

ROOF #1

MINOR- Gutter poorly pitched, *Further explain: Poor pitch is likely to result in clogging and overflow.*



Framing

General information about framing systems. Most framing is covered by finish materials, preventing a direct inspection. The condition of the covered framing must be inferred from an inspection of the finishes, and is therefore necessarily limited. Evidence of hidden framing deficiencies is unlikely to be apparent early in the life of any building.

Minor sagging of floors, or cracking of ceiling or wall finishes, may be observed. Unless otherwise noted, these are believed to be within the range typically found in a building of this age and style, and are believed to be the result of initial movement as wood members dry and loads are applied, or are the result of normal deflection of joists over span. Such movement may be slowly ongoing, but is unlikely to result in a deficiency requiring structural correction. Indications of movement should always be monitored for any evidence of significant further movement.

Any repair procedures recommended regarding the structural framing are generic in nature. Further evaluation and proper specifications for any structural repairs should be obtained from an appropriate licensed professional.

Crawlspaces provide inherently limited access. We reserve the right to determine the accessibility of any space for inspection based on our assessment of acceptable clearances and any objectionable or hazardous conditions, and will report on the conditions observed from whatever vantage point was obtained. Unaccessed or poorly accessed areas may contain significant hidden deficiencies. Improved access and further professional evaluation is recommended.

The components that were found to be adequate are listed in the appropriate areas of the "Inspected Areas" sections at the end of this report. Any conditions that the inspector would like to draw to your attention are listed below.

INSPECTOR'S COMMENTS

CONDITION

No significant framing deficiencies were observed.

STRUCTURE TYPES

MAIN ATTIC

Roof Framing: 2x10 rafters

BASEMENT

Foundation: Poured concrete.

Floor Framing: Wood "I" joists

Exterior Wall Structure: Wood framed.



FLOOR SHEATHING

BASEMENT

MINOR- Water stain below dining room.



Roof Coverings

General information about roof coverings. Any life expectancies for roofing materials given in the report are rough estimates only. Actual useful life of these components may vary. Life expectancies are based on the assumption that normal routine maintenance will be performed. This maintenance includes removing debris, and minor repairs. Typically all portions of a roof will not wear out at the same time. In our area, south and west facing slopes, along with valleys, often need replacement before the rest of the roof.

Roof cement (tar) flashings typically will not last for the life of the roof and should be periodically inspected and resealed. Roof flashings are typically covered and not fully inspected. Roof leakage can develop at any time, and most often occurs at flashings. Any deficiencies uncovered in the inspection may be indicated as minor at the time of inspection, but could result in significant damage or expense if not corrected. Correction of any and all roof deficiencies is highly recommended.

Many roofs in our climate experience ice dams and resultant water entry during periods of extreme winter weather conditions. While we look for ceiling damage and staining, we may be unable to determine the likelihood of future excessive ice dams in any individual building that we inspect. If unacceptable ice dams are experienced, reducing heat loss into the attic, and increasing ventilation along the underside of the roof sheathing, are common remedial strategies. Also, specialized ice and water barrier membranes are available which can be applied under shingles when reroofing.

Any overhanging trees, whether specifically noted or not, may reduce the life of the roof covering through falling limbs, abrasion, or depositing of debris, and may encourage moss or lichen growth.

All directional references to left, right, front or rear assume the reader is outside facing the front doors of the building.

ROOF #1

ROOF LOCATION

all roofs.

METHOD OF INSPECTION & LIMITATIONS

Method of roof inspection: Viewed from ladder at eaves. **Limitations:** We were unable to fully access the roof for inspection of the roof coverings and related components due to height and/or pitch.

ROOF PROFILE

gable roof.

MATERIAL, AGE & EXPECTED SERVICE LIFE

Roofing Material Type: asphalt shingles, architectural type, Believed to be one layer. **Approximate Age of Present Layer:** 5 to 10 years old, **Estimated Remaining Service Life:** 20 to 25 years by design.

VISIBLE FLASHINGS

MINOR- Evidence of previous leakage at vulnerable location, Monitoring is recommended with any corrections or repairs as necessary.



ADEQUATE/FUNCTIONAL COMPONENTS

Roofing Material, Valleys, Visible Flashings, Gutters, Plumbing Vents, Attic Ventilation, Sheathing.

Insulation & Ventilation

General information about insulation and attic ventilation systems. Established modern standards for residential attic/ceiling insulation is roughly 15" to 18", or R-49, depending on heat type. This amount of insulation or more is considered cost effective in most instances. Any inaccessible areas are likely to be insulated to the standards of the period of construction. Wall insulation is not generally observable in the course of a general home inspection. Any observations may not be representative. The quality of any installation is undetermined. Established modern standards for residential wall insulation is generally R-19, or the equivalent of 6" of fiber insulation since 1980. Established modern standards for basement insulation is generally R-19 above grade and R-11 below grade, installed on exterior walls or the ceiling.

Adequate ventilation is necessary in most attics to prevent damaging moisture buildup and to keep the attic as cool as possible. This minimizes the risk of ice dams and increases the life expectancy of roof coverings. Attic ventilation should be balanced, with equal amounts of ventilated air moving in at the lower portions of the attic space to replace air rising out of vents near the peak. Attic insulation may impede this air flow, especially in sloped ceilings areas and cape style homes. Soffits may appear to be vented from the exterior but be blocked by materials not visible to the inspector.

Household humidity is affected by the life style of the occupants. Condensation in the attic should be monitored in winter for signs of frost buildup or wetness on the underside of the roof, and additional vents or vapor barriers installed, if necessary. Also, any areas of thermal bypass, which may carry excess moisture from the living space to the attic, should be investigated and corrected. These may include poor seals at attic access doors, plumbing and chimney chaseways, wiring penetrations, etc. Added insulation often increases the need for better ventilation.

The components that were found to be adequate are listed in the appropriate areas of the "Inspected Areas" sections at the end of this report. Any conditions that the inspector would like to draw to your attention are listed below.

ATTIC INSULATION

MAIN ATTIC

MINOR- Poor seal at attic access, Further Explanation: One or more attic access doors or scuttle openings are poorly sealed. We recommend improving the seal at the attic access to reduce heat loss.

Insulation missing, at several locations

INFO- Average quantity of insulation observed: about 12 inches, Insulation type(s): fiberglass.

Thermal bypass, at chimney chase(s)



EXTERIOR WALL INSULATION

MISCELLANEOUS EXTERIOR COMPONENTS

INFO- Exterior wall insulation apparent quantity: modern standards of about six inches, *Further Explanation: Exterior walls are believed to be insulated to modern standards of R-19 or better, based on the age of the house and wall thickness. This may not be visually verified.*

INSULATION

BASEMENT

MINOR- Exposed paper backing, *Further Explanation: The Kraft-face of some of the fiberglass insulation is uncovered. The manufacturer recommends covering the insulation to provide fire resistance. The greatest concern would be in areas near potential ignition sources, such as bare light bulbs. Common corrections include covering the Kraft paper, removing the paper or reversing the insulation, depending on the location.*





Interior Finishes

General information about interior finishes. Any minor looseness or cracking in the wall and ceiling finishes, unless indicated otherwise, is believed to represent normal shrinkage, deflection, or settlement, and is unlikely to significantly worsen. Suspended ceiling tiles are often not readily removable for inspection above, or may result in damage if attempted, and if removed may allow only very limited visibility.

Any water stains that were observed that are not addressed were presumed to be inactive. A source of active or potential leakage may not have been determinable. We are unable to certify that leakage may not re-occur. Conditions conducive to leakage may change due to numerous causes beyond the ability of the inspector to discover. Any leakage resulting in moisture lasting more than a couple of days can result in mold growth that may not be visible to the inspector.

Furniture, stored items, loose carpeting and floor coverings are not normally removed for observation behind or below. Carpeting prevents observation and assessment of the floor coverings below.

The components that were found to be adequate are listed in the appropriate areas of the "Inspected Areas" sections at the end of this report. Any conditions that the inspector would like to draw to your attention are listed below.

WALLS

DINING ROOM

MINOR- Stains and/or leakage damage, below window, likely to be roof flashing leakage related.

LAUNDRY

MINOR- Minor cracks, believed to be primarily cosmetic.

CEILING

SECOND FLOOR HALLWAY

MINOR- Nail pop, Further Explanation: "Nail pops" as observed at some ceiling locations typically indicate minor loose wallboard, but are not indicative of likely failure of the ceiling finishes.

Link: <http://www.professionalinspectionnetwork.com/2014.html>

Windows & Doors

General information about windows and doors. Windows and doors are randomly operated, where feasible. Many windows are obscured by window treatments and furnishings, preventing inspection.

We cannot reliably determine the presence of safety glass in all locations where warranted. Safety glass did not become common in residential construction until the mid 1970's and cannot be expected to be found in homes dating from that period or older. Safety glass is recommended or required at storm doors, patio doors, stair landing windows, windows less than 18" above the floor, shower doors, and windows in shower or tub areas. Fall protection may also be appropriate for some window locations. Window screens do not provide adequate fall protection.

Direct means of escape to the exterior is required for habitable rooms and is especially important in bedrooms. The adequacy of any window dimensions or function for emergency egress may not be determined in this report.

The seals between insulated panes of glass may fail, resulting in "fogging", (cloudiness or moisture between the panes). All instances of fogged insulated glass may not have been identified during the inspection.

All directional references to left, right, front or rear assume the reader is outside facing the front doors of the building.

The components that were found to be adequate are listed in the appropriate areas of the "Inspected Areas" sections at the end of this report. Any conditions that the inspector would like to draw to your attention are listed below.

EXTERIOR WINDOWS

EXTERIOR: FRONT

MINOR-Loose weatherseal.



EXTERIOR DOORS

KITCHEN

INFO- Damaged / missing screen.

INTERIOR DOORS

BEDROOM #4

MINOR- Latch deficiencies.

OFFICE

MINOR- Latch deficiencies.

Exterior Finishes

General information about exterior finishes. The adequacy of any siding installation for the prevention of water entry may be difficult to assess without intrusive methods. Flashings, house wraps and other important leak prevention components are usually installed under the siding and are therefore not typically inspected. We recommend annual inspection and repair of all caulking, and monitoring of flashings at windows, doors, roof intersections, etc., for evidence of moisture behind the siding. EIFS, stucco, cultured stone, brick, and fiber cement siding are particularly vulnerable to moisture penetration. A determination of moisture buildup or decay behind the exterior finish is not included in the inspection.

Any vegetation, which touches the building can create pest conducive conditions as well as abrasion and may promote decay. Any overhanging trees can damage the building.

All directional references to left, right, front or rear assume the reader is outside facing the front doors of the building.

The components that were found to be adequate are listed in the appropriate areas of the "Inspected Areas" sections at the end of this report. Any conditions that the inspector would like to draw to your attention are listed below.

SIDING

EXTERIOR: FRONT

MINOR- Loose or out of position, at one location.

EXTERIOR: REAR

MINOR- Damaged siding, impact or abrasion related, at one or more locations.

MASONRY VENEER

EXTERIOR: FRONT

MINOR- Gap to trim.



Porches, Decks, Stairs, Rails & Walks

General information about porches, carports, decks, stairs, rails and walks. Porches and decks can collapse and cause injury or death if not properly constructed and maintained. These areas typically require frequent maintenance due to exposure to the weather. All porches and decks should be continually monitored for deterioration in the framing, decking, stairs, rail systems and fasteners. The inspection of these systems during a general home inspection is necessarily limited and is intended as an overview of the general condition only. More in-depth investigation is possible, including engineering analysis and/or intrusive inspections where components are removed for analysis. Routine maintenance on porches and decks should include periodic repair of any deteriorated lumber, rails, or fasteners, and painting/sealing.

Trips and falls are a very common form of household injury. Most homes have at least some trip and fall hazards. Any reporting of these hazards in this report should not be considered comprehensive. Recognized standards for stairs, railings and walkways change frequently. In general, all stairs or landings over a couple of steps high should have a railing system, stairs should be evenly laid out with no excessive rises or uneven rises. Modern recommendations call for graspable handrails on all stairs of three risers or more and guardrails on the open side of stairs, around stairwell openings and on elevated walking surfaces such as porches and decks. The openings between guardrail balusters and stair risers should be less than 4 inches to prevent toddlers from passing through or becoming entrapped. The top of guardrails should be a minimum of approximately 36 inches from the floor. All railing systems should be securely fastened. Maintaining stairs, railings and walkways to help avoid possible trip and fall hazards is advised.

Retaining walls can be expensive to maintain or replace. We recommend determining the ownership of any retaining walls on, or adjacent to, the property line.

The components that were found to be adequate are listed in the appropriate areas of the "Inspected Areas" sections at the end of this report. Any conditions that the inspector would like to draw to your attention are listed below.

STEPS/STAIRS/RAILINGS

BASEMENT INTERIOR STAIRWAY

MINOR- Railing missing, at bottom, at steps, Further Explanation: Railings are missing that could improve safety and minimize trip-and-fall hazards.



LEFT SIDE STEPS/STOOP

MINOR- Railing missing, at steps, Further Explanation: Railings are missing that could improve safety and minimize trip-and-fall hazards.





Plumbing & Water Heating

General information about plumbing and water heating. Plumbing fixtures are not typically tested for leakage and drainage beyond quick normal operation. Testing tubs and showers with standing water may reveal potential leakage not observed during normal operation. In particular, older tile shower pans may leak when tested with standing water. Tests of this type may result in water damage to finished surfaces. Testing plumbing for a longer duration may reveal leaks or other deficiencies that are not found during a general inspection. Drains may be prone to clogging in vacant buildings. More extensive operation of fixtures is suggested prior to closing if the building has been vacant. Testing and inspection of the whirlpool tub(s) is limited. Information concerning whirlpool safety, cleaning and maintenance can be found at these web links:

<http://www.professionalhome.com/whirlpool.html>

<http://www.cpsc.gov/CPSCPUB/PUBS/5112.html>

Water pipes can begin to leak or burst at any time, without warning. Conditions leading to such failures are not generally observable during a general home inspection. Operation or testing of shut off valves may also lead to leaks and water damage and therefore are not performed. Well testing and a determination of the type of system or its longevity are not included in the general home inspection.

Municipal water systems may require a backflow preventer on the water service to protect the public water supply from contamination. A determination regarding this requirement is not included in the inspection. Any water filter, conditioner, etc. may become contaminated. Regular replacement or maintenance is recommended, depending on type.

Determining the type of wastewater disposal system is not included in the general home inspection. Testing or inspection of any septic systems is not included. Some older buildings presently served by municipal sewers may include abandoned septic systems. Homeowners should be alert to any areas of subsiding soil, indicating collapsing tanks or cesspools. Often gray water from laundries and sinks drain into drywells, even after the rest of the building has been connected to sewers, in violation of municipal codes. This may not be determined in the course of performing a general home inspection. The function and condition of buried supply and waste piping is not included in the general home inspection.

Hot water temperature was not measured. Temperatures over 125 degrees can cause scalding. We recommend adjusting the temperature to a safe level, if necessary. Water heaters often leak large amounts of water when they fail. A floor drain located nearby can minimize damage. The installation of water heater pans under any unit may be advisable. Similar strategies can reduce the risk of damage from leaks at clothes washers. The normal life expectancy of a water heater is from 8 - 15 years. The longevity of any older water heater is unpredictable. Pressure relief valves prevent explosions in water heating equipment. The manufacturer typically recommends that pressure relief valves be replaced every 3-4 years to reduce the likelihood of malfunction. We recommend that homeowners test these valves annually for basic function and replace any that fail to release water or fail to shut off after testing. To prevent damage safety controls, such as pressure relief valves and gas safety valves, are typically not tested during an inspection.

A sealed floor with drain or drain pan is recommended for any washing machine installed over living space. These drains should not be tied into sewer pipes to prevent sewer gas concerns.

CSST (Corrugated Stainless Steel Tubing) is being commonly used for natural gas piping. Bonding of all gas piping, is required, and may be critical to the safe installation of CSST. Proper bonding may not be visible and cannot usually be confirmed during a home inspection. CSST gas pipe has been associated with lightning related fires, product defect allegations and litigation. You may wish to have any CSST further evaluated.

WATER HEATER #1

SYSTEM TYPE, SIZE, AGE

Type of domestic water heater: standard tank type water heater, **Energy Source:** gas-fired water heater, **Size:** Approximately 40 gallons, **Approximate BTU rating:** 40,000 BTU, **Approximate Age:** 5 to 10 years (*typical service life is 8 to 15 years*)

MANUFACTURER/BRAND

Bradford White.

ADEQUATE/FUNCTIONAL COMPONENTS

All visible major components (As applicable: Jacket, Combustion Chamber, Safety Valve/Thermostat, Fuel Piping, Pressure Relief Valve, Vent Connector/Chimney)

PIPING

PLUMBING MATERIAL TYPES



Service Type: The water source is presumed to be a municipal water supply.

The underground service appears to be a copper pipe.

Supply Piping Type: The supply piping material consists of the following types:

copper, PEX tubing, **Waste Piping Type:** The primary waste piping material is plastic piping.

Waste Disposal Type: Appears to be on a municipal sewer system, not verified.

SHUT OFF LOCATIONS

The main water supply shut off valve is located in the basement, The main gas supply shut off valve is located on the exterior of the building.

ADEQUATE/FUNCTIONAL COMPONENTS

Visible portions of the water service, Supply piping, Water pressure, Waste piping.

SINK

POWDER ROOM (first floor)

MINOR- Drain stopper missing or not functional

BATHTUB

MASTER BATHROOM

MINOR- Drain stopper difficult to operate. Tub spout is loose, allowing potential leakage.

MAIN BATHROOM (Second Floor)

MINOR- Drain stopper missing or not functional.

GAS PIPING

PIPING

SAFETY- No direct electrical bond found for gas piping, *Further Explanation: Gas piping which includes corrugated stainless steel tubing, (CSST) does not appear to be properly bonded to the grounded electrode as required. Due to hazards associated with CSST gas piping, we recommend correcting this system per modern safety standards.*

CSST gas piping is in close proximity to wiring, ductwork, steel structural members, or metal plumbing piping, *Further Explanation: CSST gas piping is not permitted to be installed in close proximity to continuous electrically conductive materials. A two inch clearance is recommended.*



HVAC (Heating, Ventilation & Air Conditioning)

General information about HVAC systems. Periodic inspection of heating equipment and all safety features is recommended. The longevity of heating equipment is unpredictable. Heating contractors often recommend replacement of older equipment for improved safety and efficiency, and relatively minor deficiencies may result in a recommendation for replacement from some heating contractors. Safety controls, such as pressure relief valves, are not typically tested in the course of a general home inspection. Heat exchangers are never fully visible and therefore any heat exchanger inspection is limited in nature. No heat exchanger testing is typically performed. For greater assurance regarding the condition of the furnace heat exchanger, further professional investigation is recommended. A full evaluation of the proper installation of modern equipment requires review of the manufacturer's installation manual. This is not typically performed in the scope of a general home inspection. The manual should remain with the equipment.

Heat sources were located in rooms as identified. However, individual units are typically not tested and the adequacy of the heat supply to any particular area of the building cannot be determined during a general home inspection.

Any fossil fuel burning equipment is checked for adequate draft, if feasible, under the conditions present during the inspection. An exhaustive draft test, which would involve testing under a "worst case" scenario, i.e. all doors and windows closed and all mechanical



exhaust fans operating, was not performed as part of this general home inspection. Adequate draft is necessary in order to ensure that combustion products, including carbon monoxide, are properly exhausted from the building.

Fossil fuel-fired equipment is capable of producing difficult to detect, but potentially lethal quantities of carbon monoxide, if certain malfunctions, such as blocked chimneys or breached heat exchangers, should occur. Any indications of combustion gas spillage, such as odors near the equipment, corrosion around the "stove pipe" connections, or draft hood, wintertime moisture buildup on windows, or unexplained headaches and flu-like symptoms, should be immediately investigated. Periodic re-inspection of all combustion equipment is recommended to ensure that conditions conducive to carbon monoxide poisoning do not occur.

Vent connectors and chimney flues, if applicable, were not fully inspected, since dismantling would be required. Regular inspection is recommended to ensure against any future hazardous blockage or other defects.

Any defects that are noted in this report that concern the supply, usage or venting of natural gas or propane are probably also gas code issues. The local utility may "red tag" these defects if any significant health risk is associated with these issues, and require repair in order to maintain gas service.

Sealed type humidifiers, and electronic air cleaners, if applicable, cannot be fully inspected within the scope of a general home inspection. Covers are not usually removed from humidifiers due to the risk of creating leakage.

Homeowner maintenance of A.C. systems includes regular cleaning or replacement of air handler filters. Condensers should be kept clear of shrubs and debris, which will impede airflow. Any indications of water leakage at the air handler should be further investigated. Leakage from units located above finished areas can result in significant damage. Periodic professional servicing is recommended. A.C. compressors in our climate typically last from 15 to 25 years.

It is generally recommended that any flexible plastic clothes dryer exhaust tubing, if observed, be updated to the metal type for safer operation. Dryer exhaust tubing should be monitored for lint buildup and clogging.

All ventilator exhaust outlets should be monitored for adequate flapper operation to ensure adequate airflow and to prevent cold air or pest entry.

HEATING EQUIPMENT #1

SYSTEM TYPE

Gas-fired forced hot air furnace, high efficiency.

MANUFACTURER/BRAND

Ruud.

EQUIPMENT AGE

Approximate Age: 5 to 10 years.

SIZE RATING

Approximate Size Rating: about 125,000 BTU.

HOW HEAT EXCHANGER WAS INSPECTED

Not Inspected, mostly sealed unit, very limited visual access.

EXTERIOR HOUSING

MINOR- Poor support, deflection in unit.



ADEQUATE/FUNCTIONAL COMPONENTS

Visible portions of Heat Exchanger (limited visibility), Electric Switch, Thermostat, Gas Piping, Automatic Safety Valve, Venting System.

HEATING EQUIPMENT #2

SYSTEM TYPE

Gas-fired forced hot air furnace, mid-efficiency.



MANUFACTURER/BRAND

Ruud.

EQUIPMENT AGE

Approximate Age: 5 to 10 years.

SIZE RATING

Approximate Size Rating: about 75,000 BTU.

CHIMNEY OR VENT

MINOR- Single wall chimney in cold area, *Further Explanation:* Single wall metal vent pipe has inappropriately been used in the attic. This material will be prone to condensation build up and deterioration. Installing an appropriate chimney/vent connector is advised.



ADEQUATE/FUNCTIONAL COMPONENTS

All visible major components (As applicable: Visible portions of Heat Exchanger, Fan, Filter, Ductwork, Humidifier, Exterior Housing, Electric Switch, Thermostat, Fuel Supply, Venting System, Chimney, Mechanical Room Ventilation)

HEATING EQUIPMENT #3

SYSTEM TYPE

Gas-fired fireplace style space heater.

ADEQUATE/FUNCTIONAL COMPONENTS

All visible major components (As applicable: Visible portions of Heat Exchanger, Blower, Filter, Exterior Housing, Thermostat, Fuel Supply, Vent, Chimney)

AIR CONDITIONING EQUIPMENT #1

EQUIPMENT AGE AND SIZE RATING

Approximate age: 5 to 10 years, **Approximate size rating:** 4 ton.

ADEQUATE/FUNCTIONAL COMPONENTS

All visible components (As applicable: Evaporator, Condensate Removal Components, Piping)

AIR CONDITIONING EQUIPMENT #2

EQUIPMENT AGE AND SIZE RATING

Approximate age: 5 to 10 years, **Approximate size rating:** 3 ton.

CONDENSATE REMOVAL COMPONENTS

INFO- Stains and indications of past or present leaks observed, at evaporator, *Further Explanation:* Signs of leakage



were found on the condensate removal system. Damage can occur if active.

Link: <http://www.professionalinspectionnetwork.com/1239.html>

MINOR- Improper drain, Further Explanation: The condensate removal drains from the evaporator and the secondary pan tie together downstream. The preferred method is to have the drains separate and an outlet for the drain from the secondary pan readily visible usually from the exterior by the homeowner so corrections can be made when observed.

Link: <http://www.professionalinspectionnetwork.com/1632.html>



ADEQUATE/FUNCTIONAL COMPONENTS

Evaporator, Condensate Removal Components, Piping. Condenser.

AIR CONDITIONER COMPRESSOR

MISCELLANEOUS EXTERIOR COMPONENTS

MINOR- Not level, Further Explanation: The condenser(s) is out of level. Leveling is recommended to ensure proper longevity of the unit(s).

Link: <http://www.professionalinspectionnetwork.com/1224.html>



DUCTWORK

HEATING EQUIPMENT #1

MINOR- Return air ductwork open to utility area, Further Explanation: Return air is being drawn, in part or in whole, from the furnace utility area. This can result in an unbalanced heating distribution system and significantly reduced heating efficiency, and may lead to depressurization of the furnace area and subsequent back drafting of vented equipment.

Link: <http://www.professionalinspectionnetwork.com/0796.html>

SIGNIFICANT- Minimal return air sources, Further explanation: Insufficient return air to the furnace or air handler reduces heating or cooling efficiency and can result, in some circumstances, in harm to the heating or cooling equipment.





HEAT SOURCE

LIVING ROOM

INFO- No return air registers, *Further Explanation: No return air registers were noted to serve this area. This can result in some unbalanced distribution, increased draftiness, and reduced heating or cooling efficiency. Leaving doors open or raising the bottoms of doors can reduce this effect. This condition may also exist in other areas. Typically, not all instances of missing returns are indicated on the inspection report.*

Link: <http://www.professionalinspectionnetwork.com/0797.html>

BEDROOM #2

MINOR- No return air registers, *Further Explanation: No return air registers were noted to serve this area. This can result in some unbalanced distribution, increased draftiness, and reduced heating or cooling efficiency. Leaving doors open or raising the bottoms of doors can reduce this effect. This condition may also exist in other areas. Typically, not all instances of missing returns are indicated on the inspection report.*

Link: <http://www.professionalinspectionnetwork.com/0797.html>

BEDROOM #4

MINOR- No return air registers.

OFFICE

INFO- No return air registers.

CHIMNEY (HVAC) #2 (from attic)

MAIN ATTIC

MINOR- Firestops missing, *Further Explanation: There is an unsealed chaseway opening(s) around the chimney or B vent. We recommend installing firestop at the floor framing and ceilings, per proper practice to help reduce the rate of flame spread in the event of a fire and to minimize heat loss.*



ROOM VENTILATORS

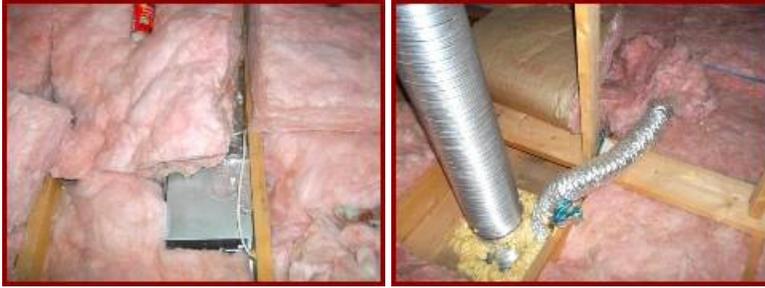
MASTER BATHROOM

INFO- No mechanical ventilation in toilet room.

MECHANICAL VENTILATION

MAIN ATTIC

MINOR- Bathroom fan(s) vent into attic or soffits, *Further Explanation: One or more bathroom ventilators are believed to exhaust into attic space or the eaves. This can result in excess moisture buildup and possible damage. We recommend that ventilators exhaust directly to the exterior, per accepted practice.*



MECHANICAL VENT OUTLETS

MISCELLANEOUS EXTERIOR COMPONENTS

MINOR- Bath vent exterior outlet(s) missing, from 1st floor bath, *Further Explanation: No exterior exhaust outlets were found for one or more bathroom ventilators, resulting in potential moisture buildup within the structure.*

CLOTHES DRYER VENTING

BASEMENT LAUNDRY

MINOR-Poorly sealed, lint buildup around duct.



Electrical

General information about electrical systems. While electrical deficiencies may be listed as minor defects and are usually easily corrected, an increased risk of shock or fire hazard is associated with these electrical issues, and correction is always recommended. Electrical components may fail without warning due to conditions not discernible at the time of inspection.

Receptacles and lighting fixtures are inspected by random operation, typically one in each room. Voltage drop is not measured when testing receptacle basic function. Defects may exist in untested devices. Testing of each device is suggested. Fixtures with light or motion sensors are not readily testable.

Much of the electrical wiring is typically concealed behind finishes and cannot be visually inspected. Any older wiring or devices may be subject to hidden wear or damage that can result in shock or fire hazard. The existence in the building of two prong receptacles is usually an indication of older wiring. The age of the building may also be an indicator of older wiring. Grounded receptacles found in older wiring may not utilize true grounding conductors. Older wiring should be thoroughly professionally evaluated and upgraded as necessary.

Electrical distribution panels are opened for inspection at the discretion of the inspector. Panels that are difficult to access or appear to pose a hazard will not be opened. Multiple unit distribution panels will be opened and inspected by random sampling. Commercial distribution panels are typically not opened due to the potential for disrupting commercial activities. Circuit breakers and fuses are inspected as feasible but are not tested. The size or condition of cartridge fuses is not determined. Circuit breakers may fail to trip at their designated maximum loads. Periodic manual tripping of all breakers is recommended to test their function.

The adequacy of any circuits to support the electrical demands of occupants is not determinable within the scope of a general home inspection. The adequacy of electrical grounding and bonding systems is not determinable within the scope of a general home inspection. Electrical components that are owned or sealed by the local utility are not included in the inspection.

GFI receptacles and breakers are designed to protect the user from shock hazard. While they may not be required depending on age, we recommend updating any older "wet area" receptacles to GFI type as found in NEW construction in order to better protect



occupants from potential shock hazard. GFI devices should be tested monthly by operating the manual trip and reset buttons.

Any non-functioning light fixtures as noted in the report, unless indicated otherwise, are presumed (but not confirmed) to be due to burned out bulbs. Some recessed lights can build up excess heat and create a fire hazard, if insulated too closely, or if too large a bulb is installed. Verifying these conditions is beyond the scope of this inspection.

Paddle fans require a special heavy duty mounting box for adequate support. Often these boxes have not been installed in older installations or where amateurs have done the work. The adequacy of any paddle fan support system cannot be determined in the course of a general home inspection.

A qualified electrician is recommended for all corrections and for further investigation of electrical safety issues, as appropriate, prior to closing.

Safety alarms are tested by using the test button only. Safety alarms are typically not tested when they are out of normal reach, when their operation would unduly disturb occupants or when they are a component in a security system. Multiple alarms may be tested by random sampling. We recommend testing of all alarms on a regular basis, as required by the manufacturer, as part of routine maintenance.

One functioning smoke detector is required for residential real estate sales in New York State. We recommend smoke detectors on every level and in every bedroom hallway at minimum. New construction requirements include integrated detectors installed in each bedroom. It is generally recommended in the industry that smoke detectors be replaced at least every 10 years. In multi-family units, most municipal codes require smoke detectors in every bedroom.

One functioning carbon monoxide detector, placed in the vicinity of the lowest level bedroom, is a minimum requirement for single family residential real estate sales in New York State. We recommend the installation of carbon monoxide detectors outside any and all bedroom areas at minimum and on each floor.

MAIN DISCONNECT

LOCATION OF SERVICE DISCONNECT

at main distribution panel, in basement.

PANEL #1

PANEL LOCATION AND TYPE

Panel Location: basement **Type of Panel:** Main distribution panel

Overcurrent Protection Device Type: circuit breakers.

SERVICE AND/OR PANEL RATING

Appears to be a 200 amp/240 volt service, based on service cable size and equipment rating label.

APPROXIMATE AGE

5 to 10 years.

OBSERVED WIRE TYPE(S)

non-metallic sheathed copper cable.

CONDITION OF PANEL

MINOR- Evidence of water entry into panel, rusted, Further Explanation: We suggest improving and maintaining the seal where the service cable and/or the ground cable enters the meter box and/or at the siding entry point.

ADEQUATE/FUNCTIONAL COMPONENTS

Grounding, Bonding, Wiring, Load, Overcurrent Protection.

PANEL #2

PANEL LOCATION AND TYPE

Panel Location: basement **Type of Panel:** Sub-panel

Overcurrent Protection Device Type: circuit breakers.

SERVICE AND/OR PANEL RATING

Appears to be a 100 amp/240 volt service, based on service cable size and equipment rating label.

APPROXIMATE AGE

5 to 10 years.

OBSERVED WIRE TYPE(S)

non-metallic sheathed copper cable.

ADEQUATE/FUNCTIONAL COMPONENTS

All visible major components (As applicable: Panel Security, Grounding, Bonding, Wiring, Load, Overcurrent Protection)

ELECTRIC DEVICES:



SECOND FLOOR HALLWAY

MINOR- One or more loose receptacle(s)

OFFICE

MINOR- One or more loose receptacle(s)

SAFETY ALARMS

SECOND FLOOR HALLWAY

MINOR- No carbon monoxide detector found in bedroom area. *Further Explanation: We recommend that carbon monoxide detectors be installed in the area of the lowest bedrooms, at a minimum.*

The smoke detector(s) appear to be part of a monitored alarm system. Monitored alarms are specialized systems beyond the scope of general home inspection services.

Miscellaneous

This section of the report covers miscellaneous components, cabinets and major kitchen appliances, and some pest and environmental issues. Appliances are briefly tested for basic function only. Inspection is typically restricted to kitchen appliances only. Anti-tip devices are rarely installed on free standing kitchen ranges, but are recommended for child safety. The lack of anti-tip devices may not be noted in the report. Pools and hot tubs and spas are not inspected, but comments may be included in this section. Pool safety issues may be critical. Further professional evaluation of such equipment is highly recommended.

THIS REPORT IS NOT AN ENVIRONMENTAL ASSESSMENT OF THE PROPERTY. ANY COMMENTS MADE ARE INCLUDED AS A COURTESY TO OUR CLIENT AND ARE NECESSARILY NOT INCLUSIVE. NO ENVIRONMENTAL TESTING HAS BEEN PERFORMED AS A PART OF THE GENERAL HOME INSPECTION. IF ENVIRONMENTAL ISSUES ARE A CONCERN, WE ADVISE OBTAINING A FULL ENVIRONMENTAL ASSESSMENT FROM A QUALIFIED FIRM. Limited testing for radon, well function, water quality, septic system performance, asbestos, lead and mold is available from our firm if desired. Observations regarding any pest activities in this report are incidental. A wood destroying insect inspection is available from our firm if desired.

Asbestos: Any observations included in this report do not constitute an asbestos survey. Asbestos surveys, and removal of any asbestos containing material, may be required prior to the issuance of building permits for renovations. Asbestos may be contained in many materials throughout any older building. The potential existence of asbestos in any materials within the building may not be addressed in this report. Older furnaces and boilers may contain concealed friable asbestos. Verification typically requires disassembly. In furnaces this material was often used as insulation in the jacket and, if present, poses the potential to release fibers into the heated air. Professional removal or encapsulation may result in considerable expense. Further professional advice may be warranted. Non-professional removal may result in extensive contamination of the workplace and increased health risk. Testing is available from our firm at additional cost, if desired. For further information please see the EPA website: <http://www.epa.gov/iaq/asbestos.html>

Lead Paint: Leaded paint may exist in any older building. Well-maintained interior finishes and due diligence during any repairs or remodeling can reduce associated hazards. Testing is available at additional cost from our firm, if desired. New EPA rules require that any and all interior or exterior renovation or repair work performed at residences built before 1978 must be overseen by a lead-safe certified renovator and must meet safe handling and clean-up standards to reduce lead hazards, unless the work area can be demonstrated to be lead free. For further info see the EPA website: <http://www.epa.gov/lead/pubs/renovation.htm>

Mold: Any interior surface may have hidden mold, especially those finishes that show evidence of water damage, or repairs due to moisture. While a single exposure to water leakage is unlikely to support mold growth, repeated or chronic leakage, and dampness are very likely to result in mold. Some molds are pathogenic or can produce toxins or allergens that can be harmful, particularly to sensitized individuals. Moisture sources should be remediated, if still active, and any mold growth removed. Most homes have some amount of hidden mold. Removal of all hidden mold growth may require the removal of the interior finishes in the affected areas. Testing is available from our firm at additional cost, if desired. For further information please see the EPA website, <http://www.epa.gov/mold>

Radon: Testing for radon is not included in the general home inspection, but is available from our firm at additional cost. Radon removal systems are not normally inspected, but observed conditions may be reported. Elevated levels of radon are prevalent in our area. Testing is recommended.

The components that were found to be adequate are listed in the appropriate areas of the "Inspected Areas" sections at the end of this report. Any conditions that the inspector would like to draw to your attention are listed below.



CABINETS

BATHROOM (Additional #2)

MINOR- Hardware damaged/missing or otherwise malfunctioning.

APPLIANCE HOOKUPS

LAUNDRY

Gas hookups not available in this immediate area. A 240 volt electric dryer receptacle is available in the laundry area.

LAUNDRY 2nd floor

No leakage protection components were observed. *Further Explanation: Common leak protection devices include drain pans, burst resistant washer hoses, and valves that automatically shut off the water supply if a leak is detected. Installation of these devices can minimize the risk of future water damage.*

Garage(s)

General information about garages. Modern building standards require fire-resistance between the garage and living space. This normally includes specially designed and labeled self-closing doors in separating walls, and fire-rated sheetrock on separating walls and ceilings. Requirements vary depending on the age and location of the building. Therefore, a strict determination of fire-resistance adequacy is not a part of this inspection. Web link:

<http://www.professionalinspectionnetwork.com/2000.html>

Automatic overhead door openers can pose a significant safety risk. Testing of overhead door safety features is limited. Testing may cause damage to some weaker, or already damaged doors, and will not be performed in such cases. We recommend periodic evaluation of overhead door function and safety features. Present codes require that when any professional repair is made to an overhead door or door operation, the system must be fully upgraded to modern safety requirements. Typically newer automatic garage door openers have better safety features than older units.

ATTACHED GARAGE

DESCRIPTION

Tucked Under Garage (in lower level). This type of garage can result in increased risk of carbon monoxide poisoning from idling vehicles or machinery.

LIMITATIONS TO INSPECTION

stored items, vehicles, finishes.

WALLS

MINOR- Minor cracks/stains/damage at one location.



AUTOMATIC DOOR OPENER

MINOR- Poor photo cell placement. *Further Explanation: Photo cells for the garage door automatic reverse mechanism are not set close to the floor for maximum protection. The installation manual should be consulted for appropriate settings which usually approximate 5-6 inches off the floor.*



ADEQUATE/FUNCTIONAL COMPONENTS

Fire Separation System, Walls/Ceilings, Framing, Foundation, Floor, Floor Drain, Electrical Components, Overhead Doors, Doors/Windows/Trim.

Interior Inspected Areas

This section of the report lists the interior areas that were inspected. The components that were found to be adequate/fucntional are listed here along with conditions that may have limited the inspection. This section can also be used to identify individual numbered areas. As an example bedroom #1 may be identified here as the master bedroom.

Any issues that were found in these areas are discussed in other sections of the report.

All directional references to left, right, front or rear assume the reader is outside facing the front doors of the building.

ENTRY AREA

ADEQUATE/FUNCTIONAL COMPONENTS

All Basic Room Components (As applicable: Floor, Walls, Ceiling, Interior Doors, Windows, Closet, Electrical Components, Heat Source, except where noted), Exterior Doors.

LIVING ROOM

ADEQUATE/FUNCTIONAL COMPONENTS

Finishes (ceiling, walls, floor), Windows, Electrical Components.

DINING ROOM

ADEQUATE/FUNCTIONAL COMPONENTS

All Basic Room Components (As applicable: Floor, Walls, Ceiling, Interior Doors, Windows, Closet, Electrical Components, Heat Source, except where noted)

KITCHEN

ADEQUATE/FUNCTIONAL COMPONENTS

All Basic Room Components (As applicable: Floor, Walls, Ceiling, Interior Doors, Windows, Closet, Electrical Components, Heat Source, except where noted), Cabinets, Counter Tops, Plumbing, Sinks, Ventilation, Appliances.

LAUNDRY

ADEQUATE/FUNCTIONAL COMPONENTS

All Basic Room Components (As applicable: Floor, Walls, Ceiling, Interior Doors, Windows, Closet, Electrical Components, Heat Source, except where noted), Exterior Doors, Plumbing, Clothes Dryer Venting.

LAUNDRY 2nd floor

ADEQUATE/FUNCTIONAL COMPONENTS

Finishes (ceiling, walls, floor), Electrical Components, Plumbing.

POWDER ROOM (first floor)



ADEQUATE/FUNCTIONAL COMPONENTS

All Basic Room Components (As applicable: Floor, Walls, Ceiling, Interior Doors, Windows, Closet, Electrical Components, Heat Source, except where noted), Ventilator, Water Closet.

SECOND FLOOR HALLWAY

ADEQUATE/FUNCTIONAL COMPONENTS

Finishes (ceiling, walls, floor)

MAIN STAIRWAY

ADEQUATE/FUNCTIONAL COMPONENTS

All Basic Room Components (As applicable: Floor, Walls, Ceiling, Interior Doors, Windows, Closet, Electrical Components, Heat Source, except where noted), Stairs.

MASTER BEDROOM

ADEQUATE/FUNCTIONAL COMPONENTS

All Basic Room Components (As applicable: Floor, Walls, Ceiling, Interior Doors, Windows, Closet, Electrical Components, Heat Source, except where noted)

BEDROOM #2

LOCATION

Second Floor, front.

BEDROOM #3

LOCATION

Second Floor, rear, center.

ADEQUATE/FUNCTIONAL COMPONENTS

All Basic Room Components (As applicable: Floor, Walls, Ceiling, Interior Doors, Windows, Closet, Electrical Components, Heat Source, except where noted)

BEDROOM #4

LOCATION

Second Floor, south.

MASTER BATHROOM

ADEQUATE/FUNCTIONAL COMPONENTS

All Basic Room Components (As applicable: Floor, Walls, Ceiling, Interior Doors, Windows, Closet, Electrical Components, Heat Source, except where noted), Cabinets, Counter Tops, Plumbing, Bathroom Fixtures (As applicable: Sink, Bath Tub, Shower, Water Closet, Bidet)

BATHROOM (Additional #1)

LOCATION

Second Floor, front, center.

ADEQUATE/FUNCTIONAL COMPONENTS

All Basic Room Components (As applicable: Floor, Walls, Ceiling, Interior Doors, Windows, Closet, Electrical Components, Heat Source, except where noted), Cabinets, Counter Tops, Plumbing, Ventilator, Bathroom Fixtures (As applicable: Sink, Bath Tub, Shower, Water Closet, Bidet)

BATHROOM (Additional #2)

LOCATION

Second Floor, north.

OFFICE

LOCATION

Second Floor.

ADEQUATE/FUNCTIONAL COMPONENTS

Finishes (ceiling, walls, floor), Windows, Closet, Electrical Components.



Unfinished Attic & Basement Inspected Areas

This section of the report lists the unfinished attic and basement areas that were inspected. The components that were found to be adequate/functional are listed here along with conditions that may have limited the inspection. This section can also be used to identify individual numbered areas. As an example basement #1 may be identified here as the front basement.

Any issues that were found in these areas are discussed in other sections of the report.

All directional references to left, right, front or rear assume the reader is outside facing the front doors of the building.

FIRST FLOOR ATTIC SPACE

ACCESS LIMITATIONS & METHOD OF INSPECTION

Limitations: no access found.

One or more attic areas were not inspected.



BASEMENT INTERIOR STAIRWAY

ADEQUATE/FUNCTIONAL COMPONENTS

Finishes (ceiling, walls, floor), Electrical Components, Interior Doors, Steps.

BASEMENT

ACCESS LIMITATIONS & METHOD OF INSPECTION

Limitations: stored items, insulation.

ADEQUATE/FUNCTIONAL COMPONENTS

Foundation, Basement Floor, Floor Drain, Framing, Decking, Beams, Posts, Water Entry, Electric Components, Crawlspace Vapor Barrier, Environmental Issues, Pests.

Exterior Inspected Areas

This section of the report lists the exterior areas that were inspected. The components that were found to be adequate/functional are listed here along with conditions that may have limited the inspection. This section can also be used to identify individual numbered areas. As an example side #1 may be identified here as the front side.

Any issues that were found in these areas are discussed in other sections of the report.

All directional references to left, right, front or rear assume the reader is outside facing the front doors of the building.

EXTERIOR: FRONT

ADEQUATE/FUNCTIONAL COMPONENTS

Soffit/Fascia, Gutters and Downspouts, Visible Foundation, Basement Windows, Electrical Components, Walkways, Grading, Vegetation.



EXTERIOR: RIGHT SIDE

ADEQUATE/FUNCTIONAL COMPONENTS

As applicable: Wall cladding, Soffit/Fascia, Trim, Gutters and Downspouts, Visible Foundation, Basement Windows, Electrical Components, Walkways, Grading, and Vegetation, except where noted.

EXTERIOR: REAR

ADEQUATE/FUNCTIONAL COMPONENTS

Soffit/Fascia, Trim, Gutters and Downspouts, Visible Foundation, Electrical Components, Vegetation.

EXTERIOR: LEFT SIDE

ADEQUATE/FUNCTIONAL COMPONENTS

As applicable: Wall cladding, Soffit/Fascia, Trim, Gutters and Downspouts, Visible Foundation, Basement Windows, Electrical Components, Walkways, Grading, and Vegetation, except where noted.

MISCELLANEOUS EXTERIOR COMPONENTS

ADEQUATE/FUNCTIONAL COMPONENTS

Exterior Wall Framing, Driveway, Retaining Walls, Mechanical Vent Outlets, Electric Service, Sillcocks, Gas Exhaust Vents.