



PROPERTY INSPECTION REPORT

456 Sample St, Anytown, NY 12345

INSPECTION PREPARED FOR: Sample Customer

INSPECTOR: Kevin R Calhoun, Jr. LIC NYS: 16000098546

AGENT: Buyers Agent - Best Real Estate

DATE OF INSPECTION: 8/11/2022

Year Built: 1955



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SQUARED AWAY
HOME INSPECTIONS

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Inspection and Site Details

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

For the purposes of the home inspection report, terms such as Homeowners Association (HOA) and Co-Op Board and Building Maintenance will be used interchangeably.

Reports which have been downloaded are best viewed in Adobe Reader. Photos may be clicked on to enlarge the photo. Videos may be clicked on to play the video.

1. Inspection Fee

Fee:

- \$ - - -

Payment:

- Cash
-

2. Inspection Time

Start:

- 4:30 PM

End:

- 6:30 PM
-

3. Attending Inspection

Present:

- Client
 - Buyer's Agent
 - Seller present
 - Seller's Agent
-

4. Residence Type/Style

Description:

- Detached
 - Semi-Attached
 - Split Level Style
-

5. Garage/Carport

Description:

- Attached - 2 Car Garage
-

6. Year Built**Circa:**

- 1955

7. Square Footage**Per Listing, Approximately:**

- 1,700 - 1,800 sq ft

8. Front of Home Faces

For the purpose of this report: [North](#), [East](#)

9. Bedrooms

Number of Bedrooms: 3

Number of Bathrooms: 2 1/2

10. Occupancy**Status:**

- [Occupied - Furnished](#)
- [The utilities were on at the time of inspection.](#)

11. Temperature**Approximate temperature at the time of inspection:**

- 85°

12. Weather Conditions**Weather at time of inspection:**

- [Partly cloudy](#)
- [Humid](#)

13. Ground/Soil Surface**Condition:**

- [Dry](#)

14. Past 24 Hours**Recent Precipitation:**

- [Previous showers](#)



Exterior

1. Exterior Views



Front of home



Left side of home



Rear of home



Right side of home



Front yard



Rear yard

2. Driveway

Materials:

- Concrete

Observations:

- Driveway in good shape for age and wear.
- Common cracking noted



Satisfactory



Common cracking noted



Common cracks noted

3. Walkways

Materials:

- Concrete

Observations:

- Appeared functional and satisfactory, at time of inspection.



Satisfactory

4. Steps, Stoop, Porch

Materials:

- Front: Stone
- Rear: Concrete

Observations:

- Appeared functional and satisfactory at time of inspection, unless otherwise noted:



Satisfactory



Some mortar joints require repair



Satisfactory

5. Exterior Doors

Description:

- Front entry door: Wood
- Rear entry door: Sliding doors
- Garage: Metal

Observations:

- Appeared functional at time of inspection



Satisfactory



Satisfactory



Satisfactory

6. Exterior Siding

Description:

- Full brick

Observations:

- Exterior siding appeared in serviceable condition. No deficiencies, unless otherwise noted:
- Missing lintel noted at doorway opening. Lintels hold up bricks over voids (ie door and window openings). Consult with qualified mason for correction.



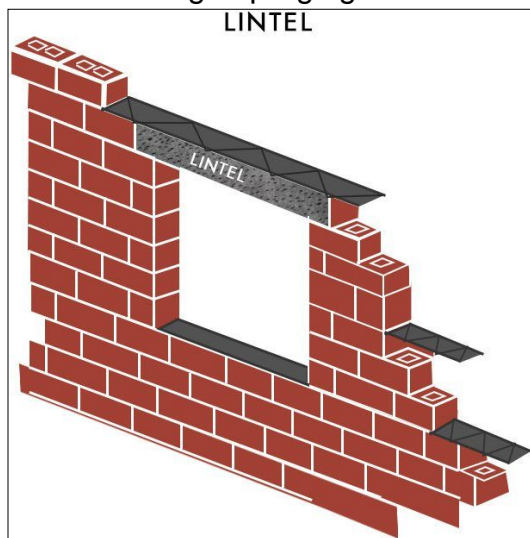
Damaged parking noted



Damaged parking noted



Missing lintel noted at doorway opening (Garage)



Example of lintel.

7. Eaves, Soffits, Fascias

Description:

- Wood clad with metal

Observations:

- Appeared to be in serviceable condition, at time of inspection.

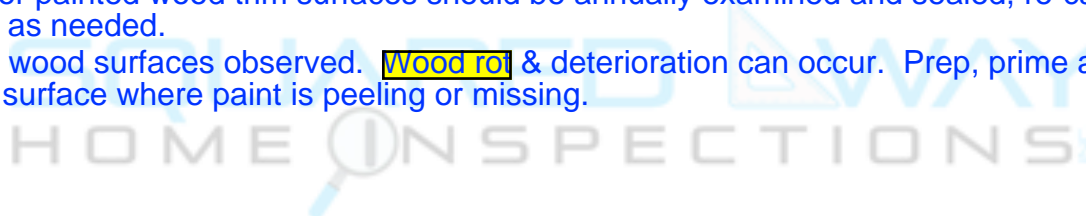
8. Door/Window Frames, Trim

Description:

- Metal-covered wood
- Wood

Observations:

- Components appeared in satisfactory condition at time of inspection.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
- Exposed wood surfaces observed. **Wood rot** & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.





Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.

9. Exterior Caulking

Comments:

• Exterior caulking is the simplest energy-efficient measure to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

Observations:

- Exterior caulking is generally in good condition.

10. Patio, Flatwork

Description:

- Rear patio:
- Concrete

Observations:

- Area(s) lifted from tree roots



Area(s) lifted from tree roots

11. Grading, Surface Drainage

Description:

- Ground generally graded away from structure, unless otherwise noted:

Observations:

- No major deficiencies noted.
- **MAINTENANCE:** Exterior surface floor drain at the base of rear entry walkout must be routinely monitored to ensure that it is kept clear of leaves/debris and not blocked/clogged. If this drain is allowed to become clogged, the basement may flood or damage may occur to the basement door as water accumulates there during rains.



Maintain area free of debris to prevent clogging / flooding

12. Fencing

Materials:

- Chain-link

Observations:

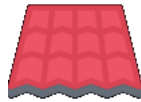
- Satisfactory



Gate requires adjustment

13. Limitations of Exterior Inspection

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
- Cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement. This can only be confirmed by a geological evaluation of the soil.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.



Roofing

1. Roof Style and Pitch

Description:

- Hip

2. Roof Inspection

Method:

- Walked on roof surface

3. Roof Covering

Materials:

- Dimensional (upgraded) architectural shingles

Approximate age:

- 10-15 years
- These shingles appear to be in the first third of their life cycle.

Observations:

- Roof appeared serviceable condition at time of inspection. No prediction of future performance or warranties can be offered.



Satisfactory



Satisfactory



Satisfactory



Satisfactory

4. Flashings

Materials:

- Metal

Observations:

- Visible areas appeared functional at time of inspection, unless otherwise noted:

5. Roof Penetrations

Description:

- Cast Iron plumbing stack(s)
- Exhaust vent

Observations:

- Visible area(s), appeared functional, at time of inspection.



Satisfactory



Visible area(s), appeared functional, at time of inspection.





Recommend sealing as needed (Condensate drain)

6. Chimney(s)

Description:

- Masonry
- Metal liner

Observations:

- Appeared functional at time of inspection



Appeared functional at time of inspection

7. Roof Drainage System

Description:

- Galvanized/Aluminum
- All downspouts discharge above grade

Observations:

- The roof drainage system appeared in serviceable condition, at time of inspection.
- Recommend extending downspout(s) away from foundation
- Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. The slope of the ground in this area should be away from the house to direct water away from the foundation.



Satisfactory

8. Limitations of Roofing Inspection

- It is highly recommended to ask the seller about the age & history of the roof and obtain roof documentation (if available).
- Roofs may leak at any time. Leaks often appear at roof penetrations, **flashings**, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- Impossible to inspect the total underside surface of the roof **sheathing** for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.



Structural Components

1. Foundation Type

Description:

- Mostly finished basement

2. Foundation Walls

Description:

- Poured Concrete

Observations:

- No deficiencies noted at the visible portions of the **foundation walls** of the home.
- Visible portions of foundation wall were dry at the time of the inspection.
- Limited review due to storage of personal property and finished walls.

3. Foundation Floor

Description:

- Concrete slab
- Most not visible to inspect.

Observations:

- Visible areas appear satisfactory

4. Columns, Beams

Description:

- Steel I-Beams and steel post/columns

Observations:

- No deficiencies noted at the visible areas.



No deficiencies noted at the visible areas.

5. Floor Structure

Description:

- Wood beams

Observations:

- No deficiencies noted on visible areas, at the time of inspection.
- Limited review due to finished ceiling(s) in basement.

6. Wall Structure

Description:

- Wood frame

Observations:

- No visible deficiencies noted.
- Virtually all of the walls and ceilings are covered and structural members are not visible. No visible deficiencies noted. I could not see behind these covering.

7. Ceiling, Roof Structure

Observations:

- The attic was not inspected, therefore, the roof structure was not visible to determine type or condition.

8. Limitations of Structural Components Inspection

- A representative sample of the visible structural components was inspected.
- Furniture, storage, and/or personal items restricted access to some structural components.
- No representation can be made to future leaking of foundation walls.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home inspection.
- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.



Attic and Insulation

1. Attic Access

Attic Inspection Method:

- NOT INSPECTED - NO ACCESS

Description of Access:

- Scuttle Hole located in:
- Access door located in:
- Bedroom closet

Observations:

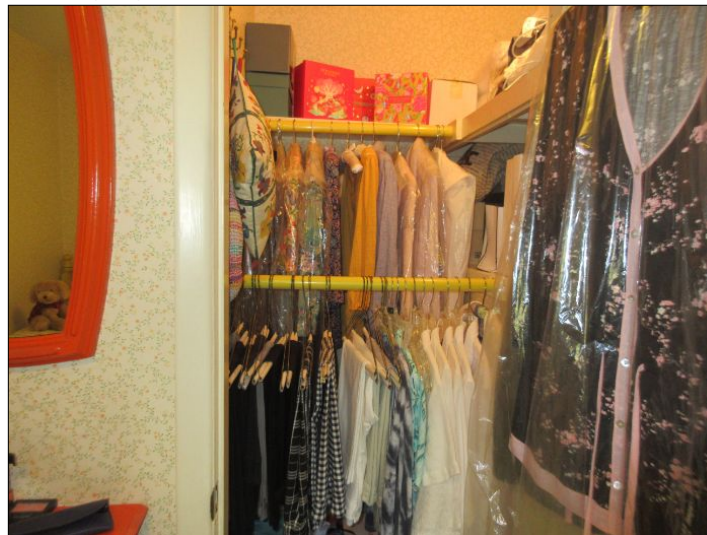
- NOT INSPECTED
- Both attic access points were blocked by personal belongings.



Access in Master Bedroom closet restricted due to personal belongings



Access in Bedroom #2 closet



Restricted due to personal belongings in Bedroom #2 closet

2. Attic Ventilation

Description:

- Thermostatically controlled power ventilator on roof field
- Roof Top
- Window(s)

Observations:

- Existing attic ventilation appears adequate at time of inspection

3. Insulation in Unfinished Spaces

Description: Attic Insulation:, Unknown

Approximate Depth/R-Value: Not visible to determine depth

Observations:

- Satisfactory
- NOT VISIBLE FOR INSPECTION

4. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Any estimates of insulation R values or depths are rough average values.
- An analysis of indoor air quality is not part of this inspection.



Heating and Air Conditioning

1. Heating System

Description:

- Gas fueled
- Hot Water **Boiler**
- Manufacturer: Weil McLain

Approximate Heating System Age:

- Manufactured: 2013
- 9 years

Observations:

- No record of recent service observed.
- Annual/Seasonal professional inspection and cleaning service contract is recommended.
- The boiler did not "fire up" when called for heat. Numerous attempts were made though different methods, resulting in no success. Recommend consultation with licensed plumber for evaluation and repair.

2. Energy Source

For Heating:

- Natural Gas -- Gas meter location: Front

For Cooling:

- Electric - 220/240 volt **A/C**

Observations:

- No deficiencies noted.

3. Heating System Safety Switch

Location:

- Top of basement stairs

Observations:

- No deficiencies noted

4. Thermostat(s)

Description:

- Digital - programmable type
- Location(s):
- Main Level
- Upper level

Observations:

- Upper Level - A/C
- Main Level (Dining Room) - Heat



Upper Level - A/C

5. Heating Distribution Systems

Description:

- Radiators
- Baseboard Heaters

Observations:

- No deficiencies noted.
- See "Heating System" comments



No deficiencies noted.

6. Combustion Air

Observations:

- No deficiencies noted.

7. Venting, Flue(s), Chimney(s)

Materials:

- Metal

Observations:

- The visible portions of the vent pipes appeared functional.
- The metal chimney liner vent **flue** pipe was not inspected or visible from end to end. Recommend a certified chimney sweep inspect for your safety.



The metal chimney liner vent flue pipe was not inspected or visible from end to end. Recommend a certified chimney sweep inspect for your safety.

8. Cooling System

Description:

- Manufacturer: Durastar

Age and Capacity:

- New
- Approx 3 Tons

Observations:

- No deficiencies noted at the time of inspection.
- **No access to attic A/C unit**
- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.



No deficiencies noted at the time of inspection.

9. Refrigerant

Materials:

- R410A



10. Exterior Safety Switch

Location:

- Rear of home

Observations:

- Appeared functional at time of inspection



11. Cooling Distribution Systems

Description: Ceiling registers**Observations:**

- No deficiencies noted.
- Limited visibility



Exposed duct noted (Bedroom #3 closet)

12. Condensate Drain

Observations:

- No deficiencies noted in the condensate collection and removal system.
- Irregular installation noted. Condensate drain pipes typically exit the home through the fascia into the gutter system. This condensate removal pipes penetrate the roof covering. Recommend having area evaluated and resealed as needed.

HOME INSPECTIONS



Condensate overflow drain pipe. You should not see water dripping from this pipe. Any water present is an indication there is a issue with the primary discharge pipe, consult an HVAC technician.



Irregular installation noted. Condensate drain pipes typically exit the home through the fascia into the gutter system. This condensate removal pipes penetrate the roof covering. Recommend having area evaluated and resealed as needed.

13. Filter(s)

Description:

- At ceiling return

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



HVAC Filter

14. Limitations of Heating and Air Conditioning Inspection

- Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.
- To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.
- Humidifiers, dehumidifiers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items.
- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.



Electrical

1. Service Drop

Description:

- Overhead service
- Meter Location: Rear
- Outside wall of residence

Observations:

- Wires are touching trees, recommend review by the local Utility Company for trimming as necessary.



Electric Meter



Sheathing on service entrance wires is in deteriorated condition. Recommend budgeting for upgrades to electrical service.



Wires are touching trees, recommend review by the local Utility Company for trimming as necessary.

2. Main Service Panel(s)

Description: Manufacturer: Federal Pacific

Location: Basement

Observations:

- The Main Service Panel is a Federal-Pacific brand which is legal, but there is a possibility that the **CIRCUIT** breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electricians on this panel varies between safe and unsafe. Recommend you consult a licensed electrician for a further evaluation and correct if necessary.
- **IMPROVE:** Main service panel is undersized. Recommend consulting with licensed electrician for upgrade.



Recommend replacement during future renovations



See comments above

3. Overcurrent Protection

Type:

- Breakers

Observations:

- No deficiencies noted.
- See "Main Panel" section remarks above.

4. Lighting, Fixtures, Switches, Outlets

Description:

- Grounded and Ungrounded

Observations:

- A **representative number** of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.
- **SAFETY CONCERN:** One/Several receptacle(s) have "open ground" fault. This is an electrical shock hazard. A qualified individual or company should correct/repair as needed.



Open ground noted



Exposed wiring noted from removed wall sconce. Recommend securing by licensed electrician (Living Room)

5. GFCI

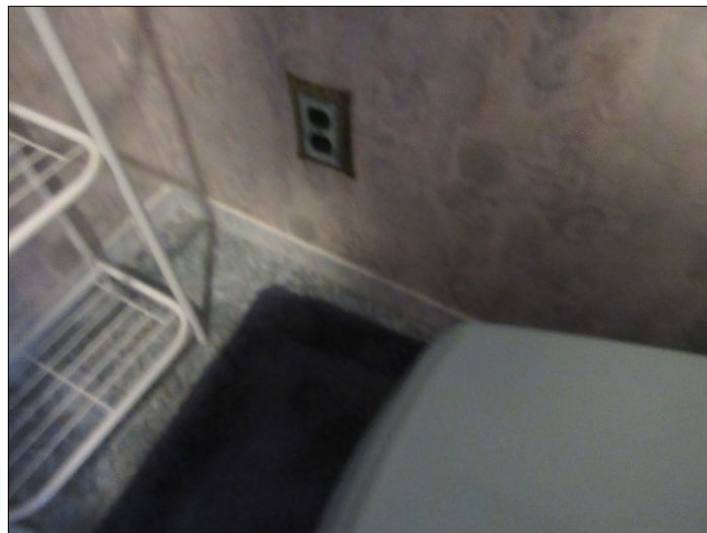
Definition: Ground Fault Circuit Interrupter - **GFCI** - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets:

- Present at:
- Bathrooms

Observations:

- Operated when tested, unless otherwise noted:
- **IMPROVE:** Modern safety standards require any branch circuit outlets accessible from the kitchen countertop(s), at bathrooms and at exterior to be GFCI protected. At the time this house was built, this was not required protection. Nonetheless, we strongly recommend they be added at these locations as an extra preventative safety measure. A licensed should provide an estimate on installing GFCI protection.



Recommend upgrading to GFCI protected outlet (Bathroom #2)

6. Smoke/Heat Detector(s)

Observations:

- **SAFETY:** Recommend installation of hardwired & interconnected smoke alarms in ALL bedrooms as well as one on each level.
- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

7. Carbon Monoxide (CO) Detector(s)

Observations:

- **SAFETY:** Installation of CO detector, at least one per floor.
- Testing of CO detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is beyond the scope of this inspection. Battery operated CO alarms should be checked routinely and the batteries changed frequently.

8. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sample of outlets, switches and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- Smoke and Carbon Monoxide detectors are not tested during a home inspection. It is strongly recommended for homeowners to purchase new life safety equipment upon taking possession of a property and maintain devices as per manufacturer's recommendations.
- Due to the specialized nature of home security alarm systems, recommend you review this system with the seller. Security systems are beyond the scope of a home inspection.
- Low voltage wiring, such as speakers, coax, networking, alarms, etc., are beyond the scope of a home inspection. Any reference to such items are for informational purposes only.



Plumbing

1. Water Supply

Source:

- Public municipal water supply

2. Main Service Piping

Materials:

- Copper

3. Water Main

Water Meter Location:

- Utility Room

Water Main Shutoff Location:

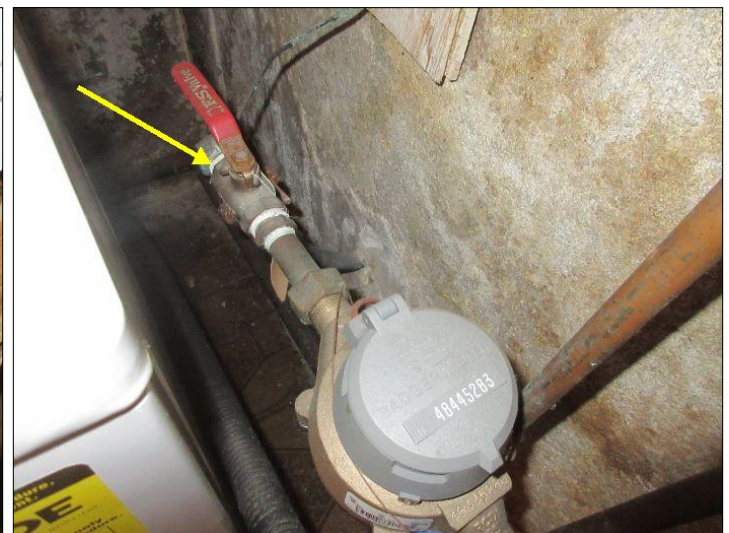
- Utility room

Observations:

- No deficiencies noted.
- Located and client made aware of.



Water meter



Main service shut off valve

4. Exterior Hose Bibs/Spigots

Description:

- Standard hose bib(s)

Observations:

- Operated properly when tested
- **IMPROVE:** Install the frost-free type faucet to reduce the risks of a bursted/frozen pipe or faucet.



IMPROVE: Install the frost-free type faucet to reduce the risks of a bursted/frozen pipe or faucet.

5. Water Supply, Distribution Systems

Materials:

- Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.

6. Traps and Drains

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.

7. Flow and Pressure

Observations:

- The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

8. Waste, Drain, Vent Piping

Waste System Type:

- Public sewage disposal system

Visible Waste Piping In House:

- Cast Iron
- Steel

Observations:

- Visible piping appeared serviceable at time of inspection, unless otherwise noted
- No leaks observed at the time of the inspection.
- DEFERRED COST: There are portions of the plumbing system with older cast iron piping. Expect unexpected repairs in any older original plumbing.

9. Water Heater(s)

Description:

- Gas Fired
- Manufacturer: A.O. Smith
- Location: Utility Room

Capacity:

- 38 Gallons

10. Water Heater(s) Condition

Age:

- Year: 2004
- Older than 15 years.

Observations:

- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.
- **IMPROVE:** Water heater is past the end of its typical service life. Recommend budget for replacement.



IMPROVE: Water heater is past the end of its typical service life. Recommend budget for replacement.

11. Water Heater Vent System

Materials: Metal single wall chimney vent pipe

Observations:

- Visible portions appeared functional with no discrepancies.

12. Fuel Storage, Distribution

Description:

- Black iron pipe used for gas branch/distribution service

Shut Off:

- Main gas shut off located at outside meter

Observations:

- No deficiencies observed at the visible portions of the fuel supply piping.
- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Gas Meter

13. Other Components

Description:

- Sprinkler System

Observations:

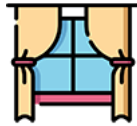
- Sprinkler System **backflow preventer** PRESENT. Sprinkler systems are beyond the scope the house inspection. Recommend qualified contractor to inspect sprinkler system.



Sprinkler system timer

14. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.



Interior

1. Interior Views



Master Bedroom



Master Bedroom



Bedroom #2



Bedroom #2



Bedroom #3



Bedroom #3



Living Room



Dining Room



Family Room



Family Room

HOME INSPECTIONS



Basement

2. Wall and Ceiling Finishes

Materials:

- Drywall
- Wall paper

Observations:

- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.
- Peeling wallpaper noted
- Blistering noted



Peeling wallpaper noted



Blistering noted - Area did not appear wet when tested with moisture meter - Recommend monitoring (Living Room)



Peeling wallpaper noted (Kitchen)

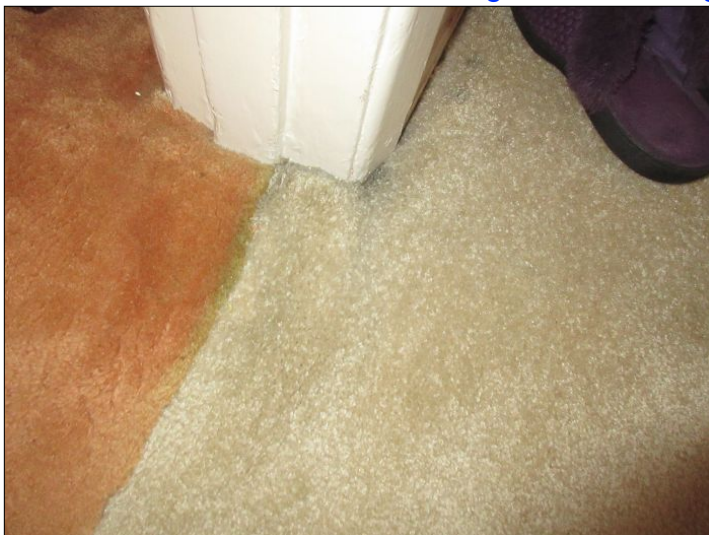
3. Floor Finishes

Materials:

- Hardwood type
- Ceramic tile
- Carpet

Observations:

- Common wear noted
- Worn and/or stained
- There are areas of hardwood flooring under carpet. Unable to fully evaluate.
- **IMPROVE:** Recommend sanding and refinishing floors prior to moving in



Carpet loose in areas



There are areas of hardwood flooring under carpet. Unable to fully evaluate.

4. Windows

Description:

- Vinyl-clad wood
- Wood
- Aluminum
- Double hung
- Crank/casement

Observations:

- The representative number of windows that were tested are functional, unless otherwise noted
- Highly recommend operating all windows during final walk through inspection.
- In accordance with inspection Standards, we do not test every window in the house, and particularly if it is furnished. We do test representative number of unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- Damage/missing hardware noted. Repair/replace as needed.
- **DEFERRED COST:** Windows are original. Consider upgrading to double pane, thermally insulated, more efficient type.



Recommend replacement



DEFERRED COST: Windows are original. Consider upgrading to double pane, thermally insulated, more efficient type.



Missing handle noted

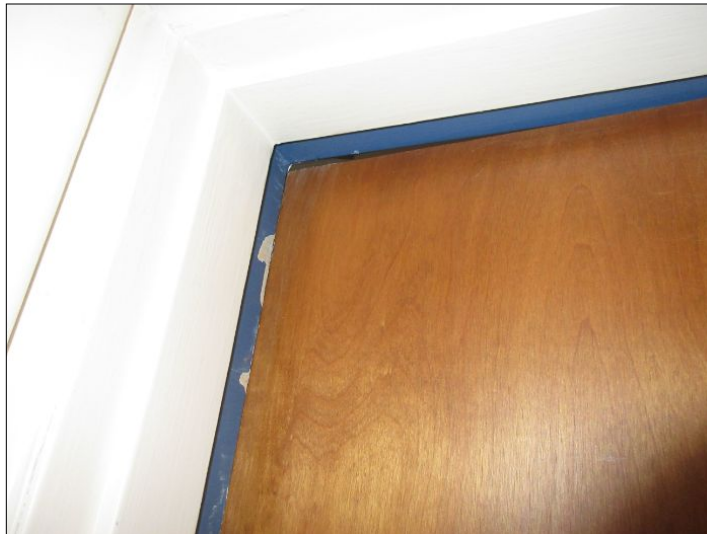
5. Interior Doors

Description:

- Hollow core wood doors

Observations:

- Tested doors appeared functional at time of inspection, unless otherwise noted



Door sticks, does not close, needs adjustment (Bedroom #3)

6. Closets

Observations:

- Appeared functional, no deficiencies noted.



Satisfactory

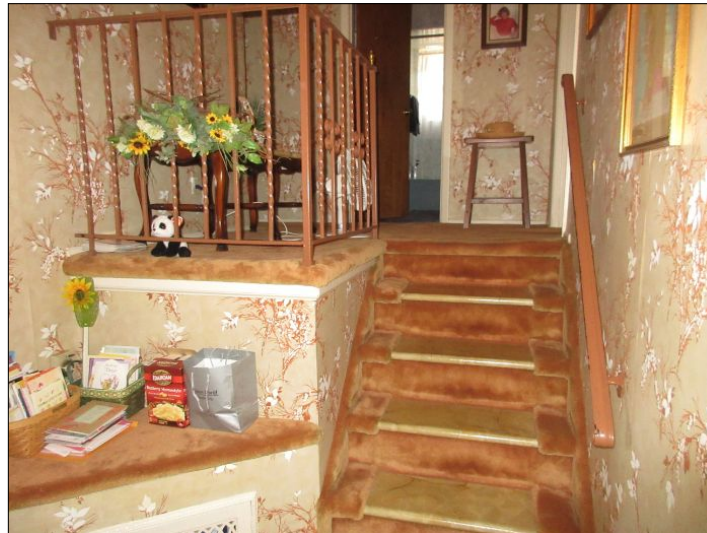


Cedar Closet (Basement)

7. Stairways, Steps, Railings

Observations:

- Appeared functional, no discrepancies.



Satisfactory

8. Door Bell

Observations:

- Operated normally when tested

9. Below Grade Moisture Presence

Presence:

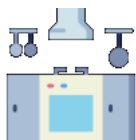
- Low

Observations:

- Recommend utilization of dehumidifier to help keep moisture levels low

10. Limitations of Interior Inspection

- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Determining the heat resistance of firewalls is beyond the scope of this inspection.
- Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.
- RECOMMEND: Thorough review of interior areas during final walk-through inspection prior to closing



Kitchen

1. Cabinets, Vanities

Materials:

- Solid Wood

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Cabinets / Drawers operated as intended



Appeared functional and in satisfactory condition, at time of inspection.

Satisfactory

2. Countertops

Materials:

- Laminate

Observations:

- No discrepancies noted, with normal wear for age.



Satisfactory



3. Faucets

Observations:

- No deficiencies noted.



No deficiencies noted.

4. Sinks

Observations:

- No deficiencies observed.



No deficiencies observed.

5. Dishwasher

Observations:

- DEFERRED COST: Older dishwasher. Normally, dishwashers last about 10 years.



DEFERRED COST: Older dishwasher. Normally, dishwashers last about 10 years.

6. Ranges, Ovens, Cooktops

Manufacturer:

- General Electric

Observations:

- Natural Gas
- Cooktop: Gas Burners
- Oven(s): Gas
- Operated when tested.



All heating elements operated when tested.

7. Refrigerator

Manufacturer:

- Kenmore

Observations:

- Appeared functional, at time of inspection.
- Ice and/or water dispenser operated as intended.



Appeared functional, at time of inspection.

8. Limitations of Appliances Inspection

- Appliances which were inspected were tested by turning them on for a short period of time.
- Oven(s), Range and Microwave **thermostats**, timers, clocks and other specialized cooking functions and features are not tested during this inspection.



Bathroom 1

1. Description

Description:

- Master Bathroom
- Full Bathroom

2. Bathroom Views



3. Shower(s)

Description:

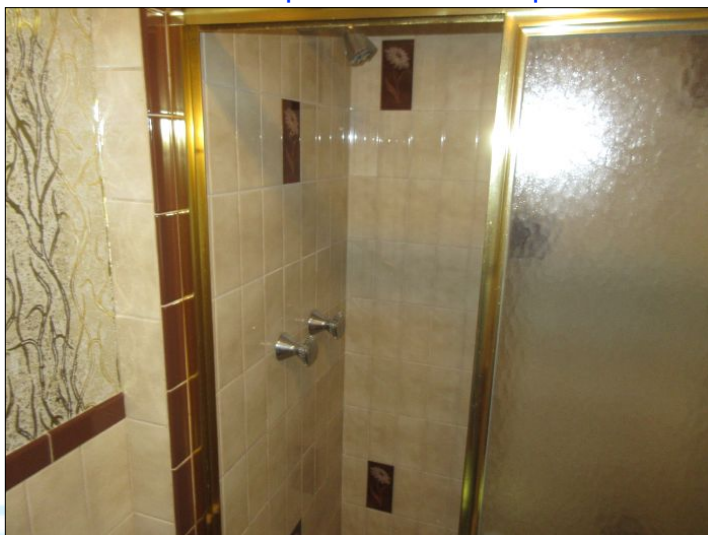
- Surround is ceramic tile
- Tile base

Observations:

- Appeared functional, at the time of inspection - except where noted.
- Recommend all tile edges at shower walls be caulked and sealed to prevent moisture penetration.



Appeared functional, at the time of inspection



Satisfactory

HOME INSPECTIONS

4. Toilet(s)

Observations:

- Operated when tested. No deficiencies noted.



Operated when tested. No deficiencies noted.

5. Faucets

Observations:

- No deficiencies noted on the inspected faucets.



No deficiencies noted on the inspected faucets.

6. Sinks

Observations:

- No deficiencies observed.



No deficiencies observed.

7. Bathroom Exhaust Fan(s)

Observations:

- Exhaust fan did not operate when tested
- Heater fan operated as intended



Exhaust fan did not operate when tested, heater fan operated

8. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners, **grout** lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.



Bathroom 2

1. Description

Description:

- Full Bathroom
- Hallway
- Upper level

2. Bathroom Views



3. Tub(s)

Materials:

- Cast Iron

Observations:

- Appeared satisfactory and functional, at time of inspection.
- Recommend all tile edges at tub walls be periodically checked -- then caulked and sealed as necessary to prevent moisture penetration.



Appeared satisfactory and functional, at time of inspection.



Operated as intended

4. Toilet(s)

Observations:

- Operated when tested. No deficiencies noted.



Operated when tested. No deficiencies noted.

5. Faucets

Observations:

- Left faucet - No deficiencies noted



Left faucet - No deficiencies noted

6. Sinks

Observations:

- No deficiencies observed.
- Owner stated right sink does not operate - Not tested



Owner stated right sink does not operate - Not tested



Satisfactory



No deficiencies observed (Left sink)

7. Bathroom Exhaust Fan(s)

Observations:

- Appeared functional, at time of inspection.
- Light flickered intermittently. Repair / replace as needed.



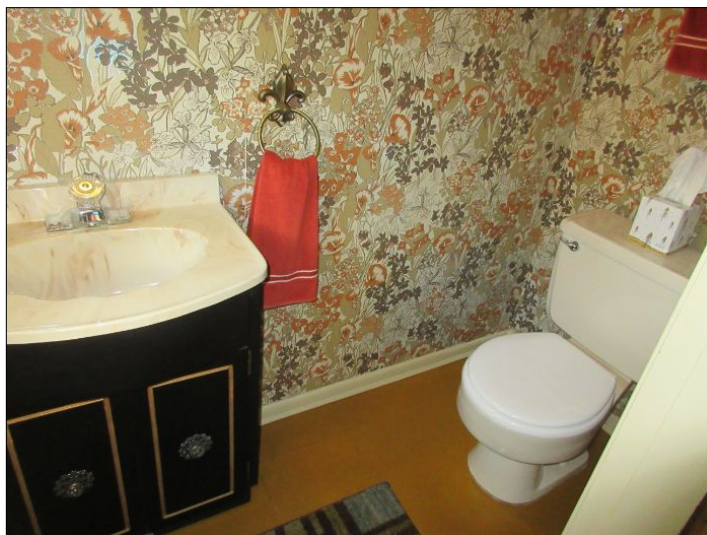
Bathroom 3

1. Description

Description:

- 1/2 Bathroom
- Lower Level

2. Bathroom Views



3. Toilet(s)

Observations:

- Operated when tested. No deficiencies noted.



Operated when tested. No deficiencies noted.

4. Faucets

Observations:

- No deficiencies noted on the inspected faucets.



No deficiencies noted on the inspected faucets.

5. Sinks

Observations:

- No deficiencies observed.



No deficiencies observed.



Appliances

1. Washer

Manufacturer:

- General Electric

Observations:

- Tested Rinse Cycle. No deficiencies noted.



Tested Rinse Cycle. No deficiencies noted.

2. Dryer

Manufacturer:

- General Electric

Observations:

- Operated as designed using normal controls



Operated as designed using normal controls

3. Dryer Vent

Observations:

- Appeared functional, at time of inspection
- Properly vented to exterior



Properly vented to exterior

4. Limitations of Appliances Inspection

- Appliances which were inspected were tested by turning them on for a short period of time.
- Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.



Garage

1. Garage Views



Interior

2. Garage Door(s)

Description:

- 16' door

Observations:

- Satisfactory



Satisfactory

3. Garage Door Opener(s)

Description: One automatic opener - Manufacturer:, CHAMBERLAIN

Observations:

- Appeared functional using normal controls, at time of inspection



Appeared functional using normal controls, at time of inspection

4. Garage Door Safety Features

Safety Reverse:

- Present

Safety Sensor:

- Present

Observations:

- Safety sensors operated normally, reversing the door when tested.
- The automatic garage door opener(s) reversed direction when met with resistance.

5. Garage Floor, Sill Plates

Description:

- Concrete

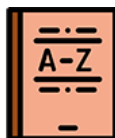
Observations:

- Sill plates behind finished surfaces could not be viewed.
- The garage had some storage and clutter at the time of inspection.
- Limited view of floor due to parked automobile(s).

6. Garage Firewall, Ceiling

Observations:

- Appeared satisfactory, at time of inspection.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
BTU	Abbreviation for British thermal unit; a measure of heat energy, a BTU is the amount of heat required to raise the temperature of one pound of water by one degree Fahrenheit.
Backflow preventer	Keeps water from backing up in a water supply or drainage system.
Boiler	Used to transfer heat from a fuel source to a fluid, such as water, and are constructed from cast iron, steel or copper.
Circuit	Path that electricity travels.
Fascia	The area of material facing the outer edge of the soffit.
Flashing	A metallic material that is used in certain areas of the roof and walls to prevent water from seeping into the structure.
Flue	The enclosed passageway in a chimney through which smoke and other gases move upward.
Foundation wall	Generally composed of poured concrete, masonry (concrete) block, or brick; the height of the foundation wall determines whether the structure has a full basement or a crawl space.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Grout	A mixture of Portland cement, lime and sand that is mixed with water to fill and seal the spaces between tiles.
Heat exchanger	The area where combustion or the burning of fuel for heat takes place in a furnace or hot water heater.
Representative number	Not all components are inspected. A number of randomly selected, visible, components are inspected.
Sheathing	Plywood covering placed over the exterior framing members.
Sill plate	The first wooden member of the house and is used as the nailing surface for the floor system.
Thermostat	A control device that automatically responds to temperature changes by opening and closing an electric circuit.
Vapor barrier	Sheets of moisture-resistant material, such as polyethylene film, kraft paper, or aluminum foil, bonded to insulation that prevent warm interior air from mixing with cold exterior air and forming condensation within the wall.
Wood rot	Caused by a type of fungus that destroys wood; it is as damaging as termite or other insect infestation.



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Heating and Air Conditioning

Page 22 Item: 1	Heating System	<ul style="list-style-type: none"> • The boiler did not "fire up" when called for heat. Numerous attempts were made though different methods, resulting in no success. Recommend consultation with licensed plumber for evaluation and repair.
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Electrical

Page 29 Item: 2	Main Service Panel(s)	<ul style="list-style-type: none"> • The Main Service Panel is a Federal-Pacific brand which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electricians on this panel varies between safe and unsafe. Recommend you consult a licensed electrician for a further evaluation and correct if necessary. • IMPROVE: Main service panel is undersized. Recommend consulting with licensed electrician for upgrade.
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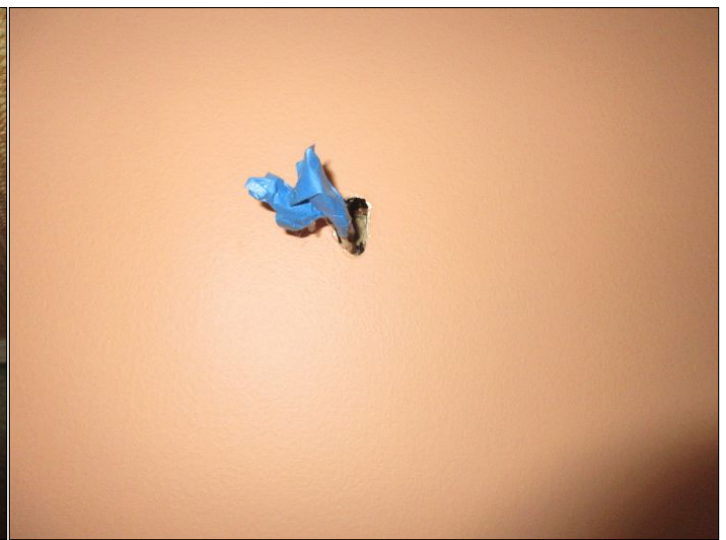
Recommend replacement during future renovations

Page 29 Item: 4	Lighting, Fixtures, Switches, Outlets	<ul style="list-style-type: none"> • SAFETY CONCERN: One/Several receptacle(s) have "open ground" fault. This is an electrical shock hazard. A qualified individual or company should correct/repair as needed.
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Open ground noted



Exposed wiring noted from removed wall sconce.
Recommend securing by licensed electrician
(Living Room)

Interior

Page 40 Item: 4	Windows	• DEFERRED COST: Windows are original. Consider upgrading to double pane, thermally insulated, more efficient type.
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