



Inspection Report

Mr. Justa Example

Property Address:
1600 Penzsilvania Drive
Fairport NY 14618



VETERANS HOME INSPECTION SERVICES

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Date: 6/18/2013	Time: 05:06 PM	Report ID: example061813
Property: 1600 Penzylvania Drive Fairport NY 14618	Customer: Mr. Justa Example	Real Estate Professional: No Real Estate Agent Owner Inspection

This report details specific information in layman's terms and is to give an inspector's professional opinion of the condition of the inspected elements of the referenced property or house on the time/date of the inspection. Facts and opinions are rendered based on the findings of a limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable New York Home Real Property Law and Industry standards.

The inspection was limited to the specified, readily visible and accessible major structural, mechanical and electrical elements of the house. This include the heating/cooling, plumbing, electrical systems, structural components, (foundation, masonry), roof structure, exterior / interior elements and other unique residential components. system, The inspection does not represent a technically exhaustive or use of probing evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. The Inspector cannot predict or identify issues during the inspection with respect to any concealed, inactive or future conditions of any of the inspected components.

The general inspection limitations outlined in the report and service agreement provide information regarding home inspections practices, including various limitations and exclusions, as well as some specific information related to a specific property. Key areas of concern are components that are deficient, unsafe, not functioning, and near the end of their service life. The Inspector may make comments during the inspection that may not appear in the report.

The information contained in this report was prepared exclusively for the named Clients. This report is not transferable without the expressed consent of the Client and is not intended for third party use.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Satisfactory (SAT) – The inspected item was operating as expected sufficient to meet the demands or requirements for its minimum required function at the time of inspection.

Monitor (MON) – Inspected item is near or past its recommended service life or may soon require repair, replacement, or other scheduled work. Contact a qualified service technician and or contractor before closing for an evaluation or estimate of future repairs or replacement.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

In Attendance:

Customer

Type of building:

Single Family (1 story)

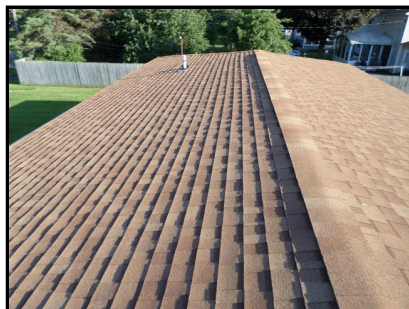
Approximate age of building:

49 years old Built 1964

Temperature: Over 65	Weather: Clear	Ground/Soil surface condition: Wet
Rain or snow in last 3 days: Yes	Radon Test: No	Water Test: No
Size of home: 1,008 square feet		

1. Roofing / Structure and Chimneys

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The roof inspection is not a warranty, guarantee or certification of any kind and is not a guarantee that the roof will not leak in the future. Evidence of past or present roof leakage is also assessed from the attic. If a building has a pitched roof, the roof can be viewed from the site. It is not advisable to climb onto this type of roof as a means of checking it. Climbing on the roof can damage roof shingles, especially older shingles. A leakage problem can be created simply by walking on a pitched roof surface. The roof, the roof penetrations and the roof flashings are inspected as best as possible from all possible vantage points from the ground level with binoculars or from a ladder at the roofs edge (when possible) and the limited visible underside of the roof from inside of the attic space.



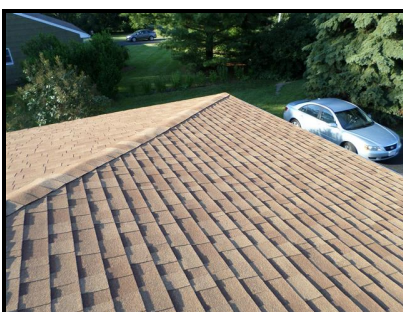
roof 1



roof 2



roof 3



roof 4

		SAT	MON	RR	NI	NP
1.0	Roof Coverings	•				
1.1	Flashings	•				
1.2	Facias and Soffits	•				
1.3	Skylights and Roof Penetrations	•				
1.4	Roof Ventilation (hoods, covers, fans)	•				
1.5	Roof Drainage Systems (gutters and downspouts)	•				
1.6	Plumbing Vents	•				

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SAT MON RR NI NP Styles & Materials

Viewed roof covering from:
Walked roof

Roof-Type:
Gable

Roof Covering:
3-Tab fiberglass

Roof Ventilation:
Ridge vents

Ceiling Structure:
2X6

Pumbing Vents:
Plastic
Copper

Rain Gutters:
Metal

Age of roof:
5-10 years old

1.5 Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection.



1.5 Item 1(Picture)
downspout

The roof of the home was inspected and reported on with the above information. This inspection does not include evaluations of the chimney flues and flue liners. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

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



front patio



left side



back side



right side

		SAT	MON	RR	NI	NP
2.0	Foundation Ground Slope	•				
2.1	Site Grading			•		
2.2	Walkways and driveway		•			
2.3	Patio or Porch	•				
2.4	Wall Cladding, Flashing and Trim			•		
2.5	Doors (Exterior)	•				
2.6	Windows	•				
2.7	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				
2.8	Eaves, Soffits and Fascias	•				
2.9	Plumbing Water Faucets (hose bibs)		•			
2.10	Outlets (Exterior)			•		

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Styles & Materials

Siding Style:

Lap

Siding Material:

Vinyl

Exterior Entry

Doors:

Wood

Appurtenance:

Sidewalk

Patio

Driveway:

Asphalt

Site Grading:

Satisfactory site grade

Outside Faucets:

Older style Hose Bib

Walkway:

Concrete

Patio or porch:

Concrete

SAT MON RR NI NP

Storms and screen windows:

On windows and doors

2.0 The front screen door is missing a pneumatic closure. Pneumatic pumps use trapped air or liquid to slow the closing process, prevent slams, and gently bring the door to the closed position. Repair as required.



2.0 Item 1(Picture) missing door closer

2.1 Siding in contact with ground/mulch at front and rear sides of home. This condition may allow water to wick up into the wood framing and provide insects with an accessible route into the house. Recommend a minimum ground clearance of six to eight inches where possible.



2.1 Item 1(Picture) mulch is high

2.2 Settlement and cracking of the asphalt driveway was observed. Typical for the age of the home. Periodic sealing is recommended for asphalt surfaces.



2.2 Item 1(Picture) driveway

2.4 Some damaged vinyl siding was noted in the rear of the house. This was probably caused from a weed wacker. Repair as required.



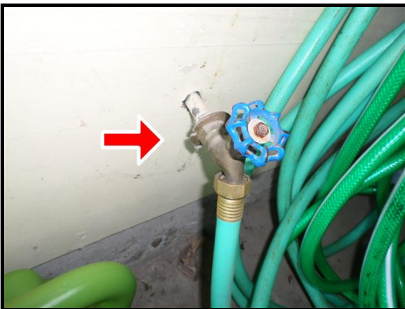
2.4 Item 1(Picture) damaged vinyl siding

2.7 Homeowners should trim all trees, shrubs and other vegetation should be kept trimmed away from the house and roof. This helps prevent insect infestation and water damage. Provide a proper distance allowing a workman to conduct repairs around the house. Recommend a minimum clearance of 12 to 18 inches where possible.



2.7 Item 1(Picture) overgrown vegetation

2.9 Old exterior hose bibs observed in the garage. Consider upgrade to frost free/anti siphon type units. Old fixtures and/or faucets will require above normal maintenance; plan to replace now or in the near future. The feasibility of replacement, as opposed to repair, will increase with age.



2.9 Item 1(Picture) garage water bib

2.10 The exterior circuit was not GFCI protected. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for general circuits in areas exposed to weather. The outlet gang box is poorly secured to the house. A qualified electrician should correct as required for safety

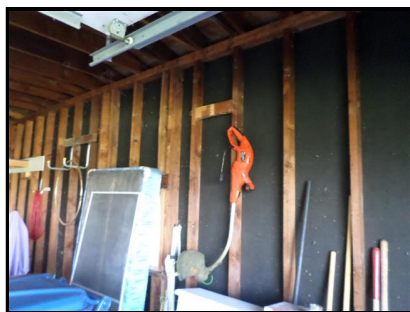


2.10 Item 1(Picture) exterior outlet

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. All surfaces of the house should be inspected semi-annually, and maintenance performed as needed. Exterior wood trim and wood composites are particularly susceptible to water damage. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could cause fogging or compromise the functioning of the window unit. Many homes, including private, federally-assisted, federally-owned housing, and child care facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint. Lead-based paints were commonly used on older homes; lead paint tests should be conducted by an independent inspection if confirmation or a risk assessment is required by the lending agency. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

The inspection of the garage includes the following listed Items. Walls, structure, floor, electrical, garage door and opener. The garage door is typically the largest moving part in your home and is probably used every day. With normal use, garage door parts can wear out and break, creating potential safety problems. There are a few light maintenance duties and inspections a mechanically inclined person can perform to ensure maximum safety and increase the life of their door. All garage door openers manufactured and installed after 1991 are required by law to have a reversing mechanism. Garage door openers manufactured and installed after 1993 are required to have photo eyes connected at the bottom of the track to trigger the reverse mechanism when an infrared beam is broken. A defective or improperly adjusted reversing mechanism on your garage door opener could cause damage, injury and possibly death. Check your door opener regularly to be sure that the reversing mechanism is in proper working order. Over time, parts can wear out and break, creating potential safety problems. Although you should provide monthly safety checks and maintenance to your garage door system, an annual visit from a door systems contractor can keep your door operating safely and smoothly for a long time. With periodic inspections and maintenance the average garage door can safely provide many years of trouble free performance.



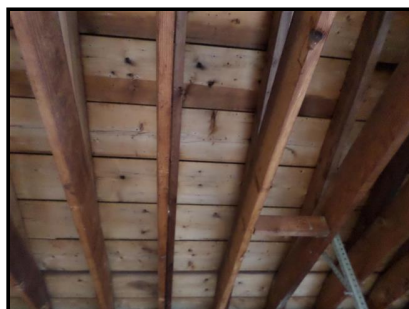
garage walls



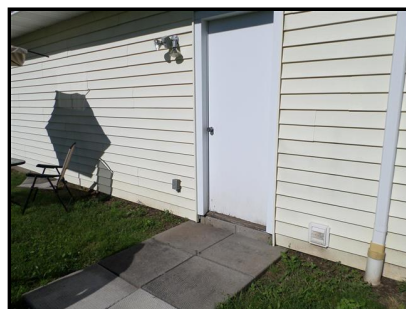
garage door opener



garage inside area



garage rafters



occupant door

		SAT	MON	RR	NI	NP
3.0	Garage Ceiling or Sheathing		•			
3.1	Garage walls and occupant door (Including Firewall Separation)			•		
3.2	Garage Floor		•			
3.3	Garage Door (s)	•				
3.4	Occupant Door from Garage to yard			•		
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				
3.6	Garage Door Operater (auto reverse)	•				
3.7	Garage Door Lock			•		
3.8	Wall Station Push Button	•				
3.9	Contact and Noncontact Reversal Test	•				
3.10	Windows	•				
3.11	Electrical			•		

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SAT MON RR NI NP

Styles & Materials

Garage Door Type:

Two automatic

Garage Door

Material:

Compressed board

Auto-opener

Manufacturer:

LIFT-MASTER

Floor:

Concrete

Walls and Doors:

Exposed
Drywall

Ceiling:

Exposed rafters

Garage Service

Doors (Man

Door):

Wood

3.0 A hole was observed in the garage roof sheathing. No issues were observed during the inspection. Caution people working or walking on the roof about this situation. Repair as required.



3.0 Item 1(Picture) hole in sheathing

3.1 Automatic closing devices are also commonly required for this entrance door. Recommend replacing the hinge with a self closing type door hinge. This will minimize carbon monoxide gases from entering the home and improve energy efficiency. There was no firewall noted between the garage and the house. This condition would allow a potential fire to spread from the garage into the house and is considered unsafe until corrected. A qualified contractor should correct for safety. No anchor bolts were set into the block supporting the garage wall. These bolts if present would secure the wall to the foundation. Repair as required.

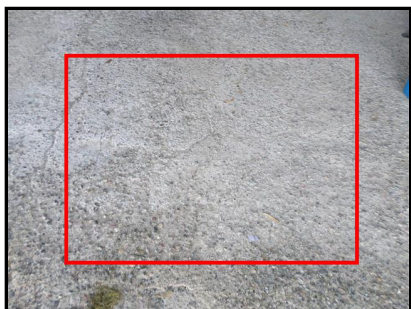


3.1 Item 1(Picture) No firewall



3.1 Item 2(Picture) No anchor bolts

3.2 Spalling and cracking was noted on the garage floor. Rain and melting snow will seep through the top layer of the concrete, pooling underneath. When this water freezes, it expands and pushes upwards. This pressure causes the top layer of the concrete to spall, creating chipping, flaking, scaling, and similar concrete damage. This is typical for the age of the home. Monitor and repair/resurface/seal as required.



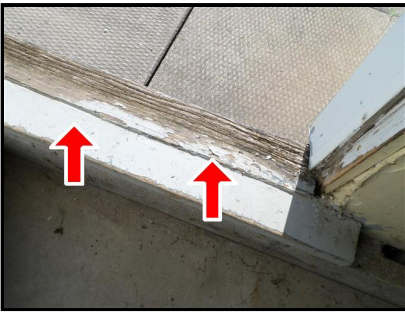
3.2 Item 1(Picture) spalling

3.3 Older garage door. Some dents were observed.

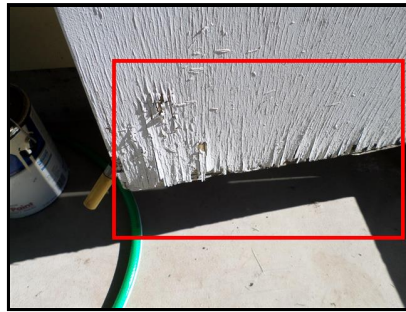


3.3 Item 1(Picture) older garage door

3.4 The doors and sills on both occupant garage doors were weathered and need of repair. Recommend scraping, priming and repainting to stop further water damage to the sill. Consider adding deadbolts to both doors for added security.



3.4 Item 1(Picture) door frame



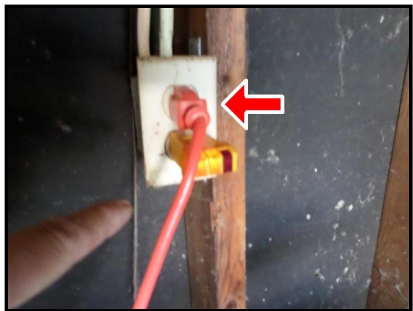
3.4 Item 2(Picture) weathered door

3.7 The garage door lock was painted over and not functioning. Repair as required.



3.7 Item 1(Picture) painted lock

3.11 Two garage outlets were not GFCI protected. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for general garage circuits in garages. A qualified electrician should correct as required for safety. One outlet at the rear of the garage was loose. This may cause a short in the gangbox if allowed to remain as is.



3.11 Item 1(Picture) No GFCI

The garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of fire walls and doors is beyond the scope of this inspection.

4. Attic

The inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.



attic access from garage



attic area



insulation

		SAT	MON	RR	NI	NP	Styles & Materials
4.0	Insulation in Attic	●					Attic Insulation: Blown Batt Fiberglass Cellulose R-19 or better Method used to observe attic or crawl space: From entry Roof Structure: 2 X 8 Rafters Wood slats Attic info:
4.1	Visible Electric Wiring in Attic				●		
4.2	Roof Structure and Attic (Report leak signs or condensation)	●					
4.3	Attic Access	●					
4.4	Pests or insects in attic					●	
4.5	Heating ducts or flues					●	
		SAT	MON	RR	NI	NP	

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Observed from
garage (no firewall)

**Attic Style or
crawl space:**

Unfinished

Ventilation:

ridge vent

Roof Sheathing

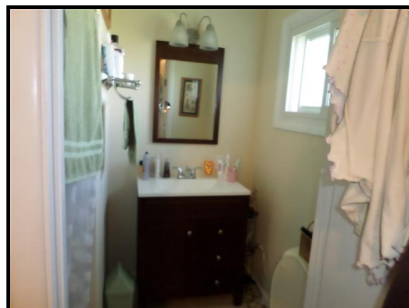
Attic:

Wood Slates

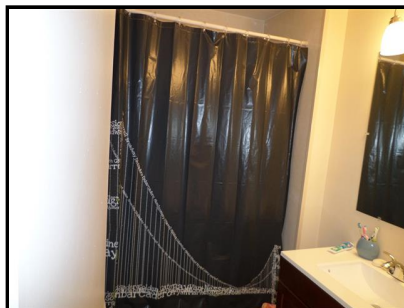
Research has shown that the best way to ventilate an attic is with a system that provides continuous airflow along the entire underside of the roof sheathing. This requires a balanced system of intake vents low at the roof's edge or in the soffit/eaves and exhaust vents at the ridge. The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Bathrooms

The inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, electrical and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will always be required in the future.



master bathroom



hallway bathroom

		SAT	MON	RR	NI	NP	Styles & Materials
5.0	Counters and Cabinets	•					Exhaust Fans: Fan with light
5.1	Doors (Representative number)	•					Windows: slider
5.2	Windows	•					Extra Info : No window in hallway bathroom
5.3	Plumbing Drain, Waste and Vent Systems	•					
5.4	Plumbing Water Supply and Distribution Systems and Fixtures		•				
5.5	Outlets Switches and Fixtures	•					
5.6	Exhaust fan	•					
5.7	floor ceiling and walls	•					

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SAT MON RR NI NP

5.4 No shut off valves were noted in the hallway bathroom sink. Shut off valves allow quick shut off capability during emergencies or replacing fixtures. Consider installing shut off valves during future upgrades.



5.4 Item 1(Picture) No shut off valves

Bathrooms are normally areas that receive high usage containing many elements that have ongoing wear and occasional breakdowns, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during the time of a standard home inspection. The function and water tightness of fixture overflows or other internal fixture components generally cannot be inspected. Ancillary items such as saunas or steam baths are not within the normal standards of home inspection. Only a visual assessment of functional flow of the water and drainage are evaluated. Based on the potential for injury Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets. Water temperature is a personal performance for hot water supply and should be set by a qualified plumber. Water temperature is not evaluated by the inspector.

6(A) . Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.



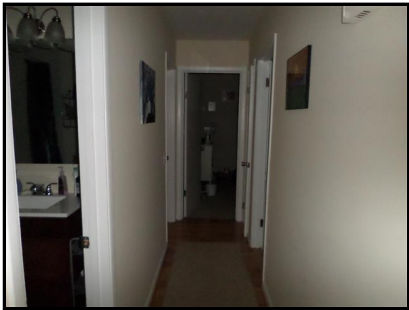
living room

		SAT	MON	RR	NI	NP	Styles & Materials
6.0.A	Ceilings	•					Ceiling Materials: Drywall
6.1.A	Walls	•					Wall Material: Drywall
6.2.A	Floors	•					Floor Covering(s): Hardwood T&G
6.3.A	Doors (Representative number)	•					Interior Doors: Hollow core
6.4.A	Windows (Representative number)	•					Window Types: Casement
6.5.A	Outlets, Switches and Fixtures	•					

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6(B) . Hallway and Other Rooms

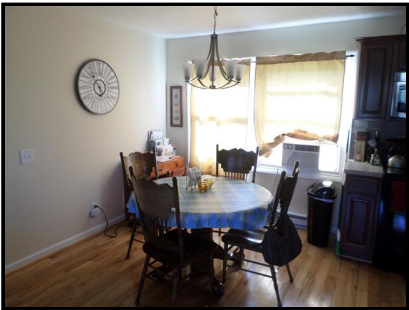
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.



hallway



basement stairs



dining area

		SAT	MON	RR	NI	NP	Styles & Materials
6.0.B	Ceilings	•					Ceiling Materials: Drywall
6.1.B	Walls	•					Wall Material: Drywall
6.2.B	Floors	•					Floor Covering(s): Carpet Hardwood T&G
6.3.B	Steps, Stairways, Balconies and Railings	•					Interior Doors: Hollow core
6.4.B	Doors (Representative number)	•					
6.5.B	Outlets, Switches and Fixtures	•					

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SAT MON RR NI NP

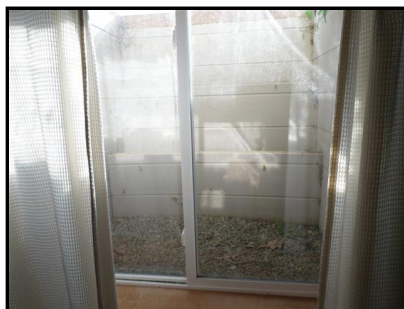
6.3.B see par 6.3

6(C) . Basement Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.



basement living area



egress window

		SAT	MON	RR	NI	NP	Styles & Materials
6.0.C	Ceilings	•					Ceiling Materials: Suspended ceiling panels
6.1.C	Walls	•					Wall Material: metal studs with insulated panels
6.2.C	Floors	•					Floor Covering(s): Carpet
6.3.C	Steps, Stairways, Balconies and Railings			•			Interior Doors: Hollow core
6.4.C	Doors (Representative number)	•					Window Types: vinyl basement window egress window
6.5.C	Windows (Representative number)	•					
6.6.C	Outlets, Switches and Fixtures			•			

SAT= Satisfactory, MON= Monitor, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

6.3.C No Handrails along the bottom stairway in the basement were noted. Handrails are required along any stairway and they must be graspable and securely fasted to a wall and or supports. Recommend installing a handrail in the basement stairway.



6.3.C Item 1(Picture) missing handrail

6.6.C Normal construction practices require GFCIs installed in the basement or within 36 inches of a wet area. Any surface exposed to sinks or laundry area are considered a wet area. Recommend proper installation of a GFCI feed through receptacle outlet by a qualified electrician.

6(D) . Master Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.



master bedroom

		SAT	MON	RR	NI	NP	Styles & Materials
6.0.D	Ceilings	●					Ceiling Materials: Drywall
6.1.D	Walls	●					Wall Material: Drywall
6.2.D	Floors	●					Floor Covering(s): Carpet
6.3.D	Steps, Stairways, Balconies and Railings	●					Interior Doors: Hollow core
6.4.D	Doors (Representative number)	●					Window Types: Double-hung Sliders
6.5.D	Windows (Representative number)	●					
6.6.D	Outlets, Switches and Fixtures		●				

SAT= Satisfactory, MON= Monitor, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

SAT MON RR NI NP

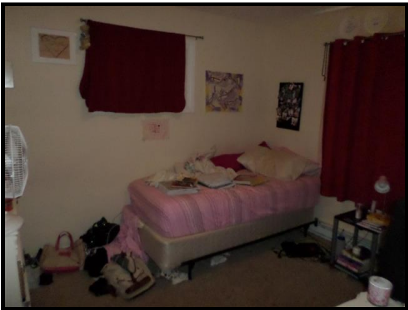
6.6.D Most of the closets were equiped with incandescent light fixtures. Exposed light bulbs in closet areas should have a minimum safe distance of 18 inches from any flammable materials. Fluorescent lights must maintain minimum of 6 inches clearance from flammable materials. Recommend removing flammable materials to a safe distance or replace with fluorescent lighting.



6.6.D Item 1(Picture) closet light

6(E) . Bedroom 2

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

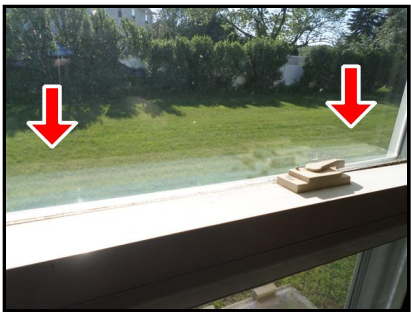


bedroom 2

		SAT	MON	RR	NI	NP	Styles & Materials
6.0.E	Ceilings	●					Ceiling Materials: Drywall
6.1.E	Walls	●					Wall Material: Drywall
6.2.E	Floors	●					Floor Covering(s): Carpet
6.3.E	Doors (Representative number)	●					Interior Doors: Hollow core
6.4.E	Windows (Representative number)			●			Window Types: Double-hung Sliders
6.5.E	Outlets, Switches and Fixtures	●					

SAT= Satisfactory, MON= Monitor, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

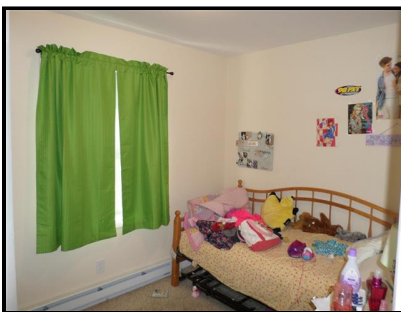
6.4.E The window in bedroom 2 will not properly close. This may be due to improper installation or settlement. Recommend further evaluation and repair by a qualified window contractor.



6.4.E Item 1(Picture)
misaligned window

6(F) . Bedroom 3

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.



bedroom 3

		SAT	MON	RR	NI	NP	Styles & Materials
6.0.F	Ceilings	•					Ceiling Materials: Drywall
6.1.F	Walls	•					Wall Material: Drywall
6.2.F	Floors	•					Floor Covering(s): Carpet
6.3.F	Doors (Representative number)	•					Interior Doors: Hollow core
6.4.F	Windows (Representative number)	•					Window Types: Double-hung
6.5.F	Outlets, Switches and Fixtures	•					

SAT= Satisfactory, MON= Monitor, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

SAT MON RR NI NP

7. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use or any appliance that is shut down or otherwise inoperable. Inspection of standalone refrigerators, freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

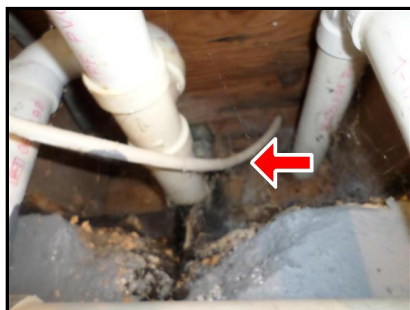


kitchen

		SAT	MON	RR	NI	NP	<u>Styles & Materials</u>
7.0	Ceiling	•					Disposer: Yes
7.1	Walls	•					Dishwasher: FRIGIDAIRE
7.2	Floor	•					Exhaust/Range hood: RE-CIRCULATE
7.3	Windows	•					Range/Oven: GENERAL ELECTRIC
7.4	Cabinets and counter top	•					Microwave: Samsung
7.5	Plumbing Drain and Vent Systems			•			Cabinetry: Wood
7.6	Plumbing Water Supply Faucets and Fixtures	•					Countertop: Laminate
7.7	Outlets Wall Switches and Fixtures	•					Clothes Dryer Vent Material: Flexible Metal
7.8	Dishwasher	•					Dryer Power Source: 220 Electric
7.9	Ranges/Ovens/Cooktops	•					Windows: Slider
7.10	Exhaust Fan					•	Floor: Wood
7.11	Food Waste Disposer	•					
7.12	Microwave	•					
7.13	Clothes Dryer Vent Piping		•				

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7.5 The kitchen sink drain line has a leak. This is observable from the basement laundry room. This condition if allowed to continue will cause waste water to flow into the basement area. Recommend evaluation and repairs by a qualified plumber.



7.5 Item 1(Picture) sink drain

7.13 Flexible metal duct was observed for the dryer. Exhaust ducts for clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of 4 inches in diameter. The entire exhaust system shall be supported and secured in place. The male end of the duct at overlapped duct joints shall extend in the direction of airflow. Clothes dryer transition ducts used to connect the appliance to the exhaust duct system shall be metal and limited to a single length not to exceed 8 feet and shall be listed and labeled for the application. Transition ducts shall not be concealed within construction. Recommend replacement with a rigid metal pipe.

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

8. Basement and Foundation Components

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



utility room

		SAT	MON	RR	NI	NP	Styles & Materials
8.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•					Foundation: Masonry block Method used to observe
8.1	Walls (Structural)				•		Crawlspace: Walked
8.2	Columns or Piers	•					Floor Structure: 2 X 10 Wood joists
8.3	Floors (Structural)	•					basement walls: Masonry finished basement not inspected
8.4	Ceilings (Structural)				•		Columns or Piers: Steel lally columns finished basement not inspected
8.5	Insulation under Floor System			•			Floor System
8.6	Vapor Retarders (On ground in crawlspace or basement)				•		Insulation: Not inspected finished basement
8.7	Ventilation of Foundation Area (crawlspace or basement)	•					
8.8	Basement sink	•					
8.9	windows (wells)			•			
8.10	basement lighting	•					
8.11	Basement stairs	•					

SAT= Satisfactory, MON= Monitor, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

SAT MON RR NI NP

8.0 Dampness in the basement is also a concern to people with allergies or other medical conditions because dampness can increase the risk of mold growth. A dehumidifier is often required in the basement to control the dampness. In humid and damp climates a dehumidifier can pull as much as 50 pints of water from the air each day, depending on the size of the system. Keep your dehumidifier's reservoir clean and dry; don't let water spill over or stagnate when not in use. Install a catch pan under the humidifier to prevent staining the carpet. A dirty or poorly maintained dehumidifier wastes energy and can overheat. Ideally the dehumidifier should drain to a sump pump basin which would then discharge to outdoor surface. An ejector pump attached to the dehumidifier would reduce maintenance requirements.



8.0 Item 1(Picture)
dehumidifier

8.1 Some basement walls were not all inspected due to finished wall covering.

8.4 Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

8.5 Some areas of the perimeter sill are not insulated. The perimeter sill is a major area of heat loss. Recommend insulation to improve the energy efficiency of the home. No insulation between the floor joists was observed.



8.5 Item 1(Picture) perimeter sill no insulation

8.8 The wash machine discharges into the sink. Recommend an additional sink drain screen to prevent clogging the drain line.



8.8 Item 1(Picture) basement sink

8.9 The window wells around the house are filled with debris. This may cause water to pool and enter the basement. Recommend cleaning out the window wells as required.



8.9 Item 1(Picture) debris in window well



8.9 Item 2(Picture) debris in window

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawl space during the rainy season.

9. Plumbing System

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



water meter

		SAT	MON	RR	NI	NP	Styles & Materials
9.0	Plumbing Drain, Waste and Vent Systems	•					Water Source: Public Plumbing Water Supply (into home): Copper Plumbing Water Distribution (inside home): Copper PEX Washer Drain Size: 2" Diameter Plumbing Waste Line: PVC Copper Water Heater Power Source: Electric Water Heater Capacity: 80 Gallon (plenty) Water Meter Location: Basement
9.1	Plumbing Water Supply and Distribution Systems and Fixtures	•					
9.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•					
9.3	Main Water Shut-off Device (Describe location)	•					
9.4	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•					
9.5	Main Fuel Shut-off (Describe Location)	•					
9.6	Sump Pump	•					
9.7	Sewer Ejector Pump	•					
		SAT	MON	RR	NI	NP	

SAT= Satisfactory, MON= Monitor, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

9.3 The main shut off is located in the basement utility room.

9.5 The main shut off is located outside on the right side of the house collocated with the gas meter. The strapping supporting the water meter is poorly constructed. Recommend installing a proper strapping system that secures the water meter from accidental damage.

9.6 The sump pump is located in the utility area in the basement. Recommend that all sump pumps have a battery back up installed. Most areas in New York are subject to power outages during the wet seasons which may cause the sump to not operate. An increased risk of basement flooding may also incur when home owners are not in the home. a sump pump should be connected to a GFCI circuit. The sump pump should be powered by a safe, secured, properly wired electrical circuit and receptacle. Wet locations sometimes keep tripping off the GFCI - a safe condition, but it means the building is likely to become flooded because the circuit powering the sump pump has shut down. Where a sump pump is relied-upon heavily to keep water out of a building, good practice includes an alarm to inform someone when the pump is not operating. in areas prone to power failures the sump pump may be a battery-backup installation. The batteries are connected to a charging system and are available to operate the pump when area electrical power has been lost. The sump crock should have a cover installed to prevent foreign objects from clogging the sump pump.



9.6 Item 1(Picture) sump pump

9.7 The sewer pump was operating at the time of inspection.

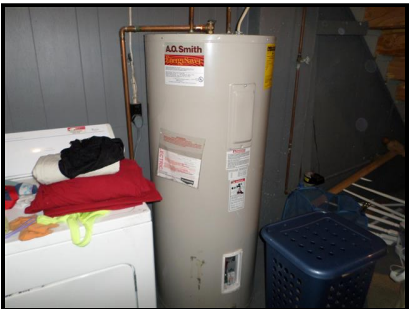


9.7 Item 1(Picture) sewer ejector pump

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

10. Hot Water Supply System

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed below. Elements concealed from view for any reason cannot be inspected The Inspector will check for physical damage to the tank, particularly rust and corrosion on the bottom of the tank. Check for water marks on the floor of the tank. Check for a leaking TPR valve. Check the covers at the electric heating elements and any corrosion found where the water pipes are connected to the top of the tank. Confirm that the pressure relief tube is installed and is the correct size. The draft hood and vent connector are correctly attached. All tanks should be accessible with at least 24 inches of working space around them. Check the burner and flame if applicable. Standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.



water heater

		SAT	MON	RR	NI	NP	Styles & Materials
10.0	Hot Water Supply	●					Water Heater
10.1	Hot water chimney, flues, controls, and vents	●					Power Source: Electric
10.2	Over pressure drain and downspout pipe			●			Water Heater Location: Basement
10.3	Electrical wiring		●				Water Heater Manufacturer: A.O. SMITH Service Life Expectancy: 10-15 years Water Heater Age: 10-15 years old Location: Basement Pressure Valve: TPRV pipe is short Shut off valves: Present

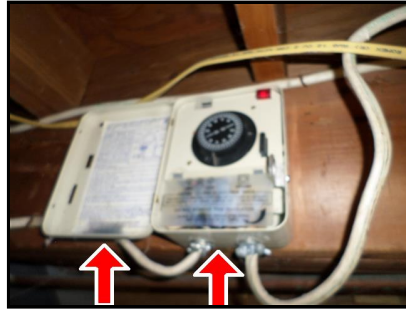
SAT= Satisfactory, MON= Monitor, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

10.2 The temperature pressure relief valve (TPRV) pipe was not installed properly. The TPRV pipe on a water heater needs to be a 6 inches (depending on manufacturer instructions) off floor for safety. A qualified plumber should evaluate the unit and repair as required.

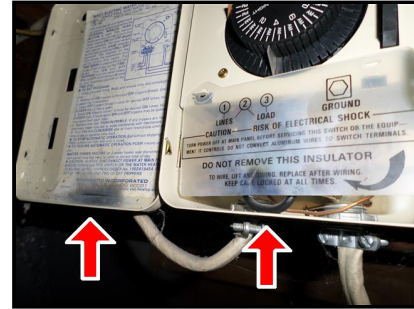
10.3 Some overheating in the water heater timer box was observed. Recommend monitoring and have the box evaluated by an electrician if further problems occur. The water heater wiring is not properly secured and shows poor workmanship. Recommend properly stapling the wire in a secure manner to minimize accidental pulling and damage.



10.3 Item 1(Picture) hot water heater timer



10.3 Item 2(Picture) over heated wire

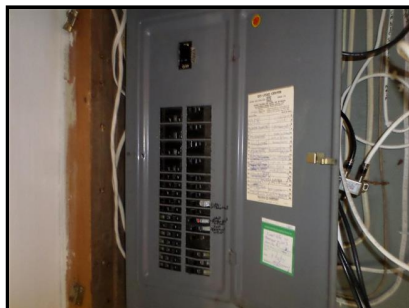


10.3 Item 3(Picture) timer box

Almost all components on a water heater can be fixed or replaced except for the tank. Once the tank rusts through, there is no way to repair it replacement is the only solution. Water heaters come with internal sacrificial anode rods to protect against rusting. An anode's sole purpose is to corrode away instead of the steel tank. Replacing the anodes every 3-4 years (more frequently if water is softened) will add considerable life to a water heater at a fraction of the replacement cost. Another main cause of failure is overheating from sediment build-up inside the tank. Request a licensed plumbing contractor to inspect the anodes and sediment periodically.

11. Electrical System

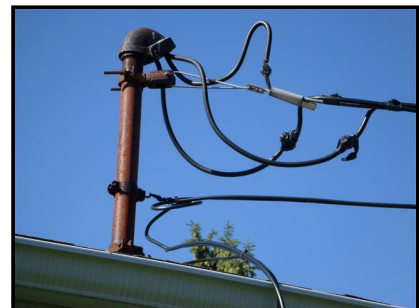
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities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



panel box



electrical meter



overhead mast

		SAT	MON	RR	NI	NP
11.0	Service Entrance Conductors	•				
11.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels			•		
11.2	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				
11.3	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•				
11.4	Operation of GFCI (Ground Fault Circuit Interrupters)			•		
11.5	Location of Main and Distribution Panels	•				
11.6	Smoke Detectors	•				
11.7	Carbon Monoxide Detectors	•				
11.8	Grounding rod and cable				•	

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SAT MON RR NI NP

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:
200 AMP

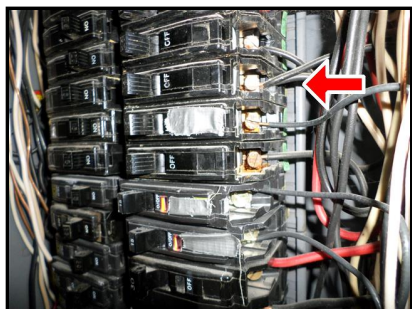
Panel Type:
Circuit breakers

Electric Panel Manufacturer:
MURRAY

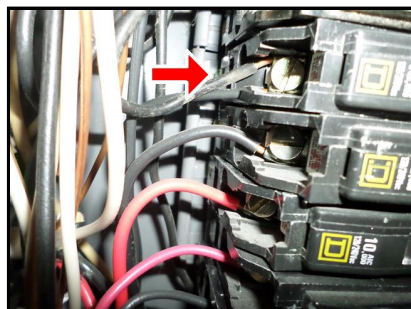
Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

11.1 More than one wire is observed at individual electrical disconnects. Manufacturer requirements dictate that only one wire is to be connected to this type of disconnect. A jumper cable over the water meter/pressure regulator was not found. The jumper cable provides a proper ground to the electrical system in the home. Questionable grounding provisions should be checked/confirmed by a qualified electrician prior to closing. Some corrosion on the circuit breaker connector screws was noted. Excessive humidity and moisture in the basement may cause rust in the panel box. This condition if allowed to continue can cause the circuit breaker not to trip due to a bad connection. The labels on the panel are difficult to read. This may be due to numerous upgrades since the panel was installed. Proper labeling reduces accidental shock while working on the electrical system. Recommend evaluation and repairs by a qualified electrician.



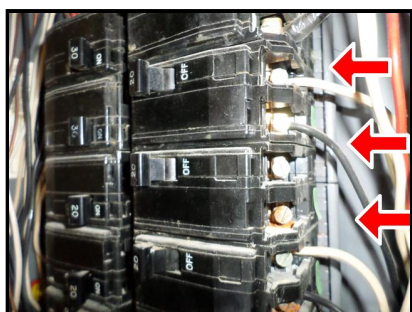
11.1 Item 1(Picture) double tap circuit breaker



11.1 Item 2(Picture) double tap circuit breaker



11.1 Item 3(Picture) missing jumper cable



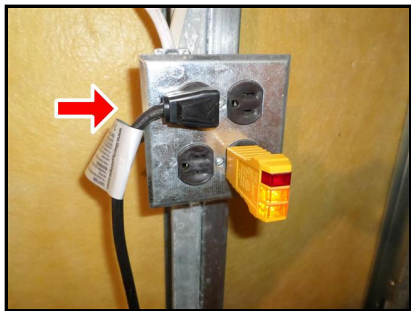
11.1 Item 4(Picture) corrosion on screws

11.2 A wire was noted outside the dryer 220 amp outlet. The wire is not hot and is improperly taped. This wire should be terminated inside the electrical outlet. Recommend repairs by a qualified electrician.



11.2 Item 1(Picture) un-secure wire

11.4 Normal construction practices require GFCIs installed in the bathroom, garage, outdoors, laundry areas and in a kitchen within 36 inches of a wet area. Any surface exposed to the weather is considered a wet area. Recommend proper installation of a GFCI feed through receptacle outlet by a qualified electrician. A GFCI may be in the panel box but long runs may cause nuisance tripping.



11.4 Item 1(Picture) laundry room / sump pump circuit

11.6 The smoke detector should be tested at common hallway to bedrooms upon moving in to home. The average smoke detector has a lifespan of eight to 10 years. The U.S. Fire Administration recommends replacing all smoke detectors after a decade, even if they seem to be working properly, because of the increased chance of malfunction once the average life cycle expires. Replace smoke detectors of unknown age with new models when you move into a pre-owned house. Older models are not as reliable as more current detectors, so you may unknowingly have a unit that doesn't perform very well. Mark the installation date on the smoke alarm in a visible area.

11.7 Carbon Monoxide Units not evaluated. Recommend CO2 units at all sleeping areas, on all floors and at least one carbon monoxide detector near any gas powered appliances. Review the manufacturers installation guidelines for proper placement.

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

12. Heating / Central Air Conditioning

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

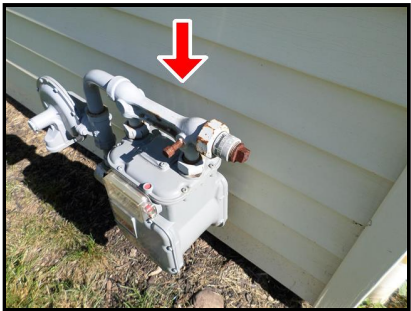


gas meter (not connected)

		SAT	MON	RR	NI	NP	Styles & Materials
12.0	Heating Equipment	●					Heat Type: Electric Base
12.1	Normal Operating Controls	●					Energy Source: Electric
12.2	Automatic Safety Controls	●					Number of Heat Systems
12.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)					●	(excluding wood): One
12.4	Presence of installed heat source in each room	●					Heat System Brand: UNKNOWN
12.5	Gas Meter			●			Number of AC One Age of A/C unit: unknown Gas Meter Location: Right Side of House

SAT= Satisfactory, MON= Monitor, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

12.5 The gas meter is not connected to the home. The meter does not have a mounting bracket attaching it to the house. This condition allows the meter to free stand and is subject to damage from lawn mowers or other objects striking it. Recommend contacting RG and E they will provide the homeowner with a gas meter wall bracket. The homeowner is responsible for installing the bracket in a level position. The bottom of the bracket shall be located two (2) inches above finished grade. The bracket should be solidly mounted to the structure with 3/8-inch bolts with expansion anchors, tapcons or other suitable means.



12.5 Item 1(Picture) gas meter missing bracket

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

General Summary



VETERANS HOME INSPECTION SERVICES

**28 Larchwood Drive
Pittsford, New York 14534
hjetty@rochester.rr.com
585-362-2848**

Customer

Mr. Justa Example

Address

1600 Penzylvania Drive
Fairport NY 14618

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.1 Site Grading

Repair or Replace

Siding in contact with ground/mulch at front and rear sides of home. This condition may allow water to wick up into the wood framing and provide insects with an accessible route into the house. Recommend a minimum ground clearance of six to eight inches where possible.

2.2 Walkways and driveway

Monitor

Settlement and cracking of the asphalt driveway was observed. Typical for the age of the home. Periodic sealing is recommended for asphalt surfaces.

2.4 Wall Cladding, Flashing and Trim

Repair or Replace

Some damaged vinyl siding was noted in the rear of the house. This was probably caused from a weed wacker. Repair as required.

2.9 Plumbing Water Faucets (hose bibs)

Monitor

Old exterior hose bibs observed in the garage. Consider upgrade to frost free/anti siphon type units. Old fixtures and/or faucets will require above normal maintenance; plan to replace now or in the near future. The feasibility of replacement, as opposed to repair, will increase with age.

2. Exterior

2.10 Outlets (Exterior)

Repair or Replace

The exterior circuit was not GFCI protected. Ground-Fault Circuit-Interruption (GFCIs) are generally advised (if not required) for general circuits in areas exposed to weather. The outlet gang box is poorly secured to the house. A qualified electrician should correct as required for safety.

3. Garage

3.0 Garage Ceiling or Sheathing

Monitor

A hole was observed in the garage roof sheathing. No issues were observed during the inspection. Caution people working or walking on the roof about this situation. Repair as required.

3.1 Garage walls and occupant door (Including Firewall Separation)

Repair or Replace

Automatic closing devices are also commonly required for this entrance door. Recommend replacing the hinge with a self closing type door hinge. This will minimize carbon monoxide gases from entering the home and improve energy efficiency. There was no firewall noted between the garage and the house. This condition would allow a potential fire to spread from the garage into the house and is considered unsafe until corrected. A qualified contractor should correct for safety. No anchor bolts were set into the block supporting the garage wall. These bolts if present would secure the wall to the foundation. Repair as required.

3.2 Garage Floor

Monitor

Spalling and cracking was noted on the garage floor. Rain and melting snow will seep through the top layer of the concrete, pooling underneath. When this water freezes, it expands and pushes upwards. This pressure causes the top layer of the concrete to spall, creating chipping, flaking, scaling, and similar concrete damage. This is typical for the age of the home. Monitor and repair/resurface/seal as required.

3.4 Occupant Door from Garage to yard

Repair or Replace

The doors and sills on both occupant garage doors were weathered and need of repair. Recommend scraping, priming and repainting to stop further water damage to the sill. Consider adding deadbolts to both doors for added security.

3.7 Garage Door Lock

Repair or Replace

The garage door lock was painted over and not functioning. Repair as required.

3.11 Electrical

Repair or Replace

Two garage outlets were not GFCI protected. Ground-Fault Circuit-Interruption (GFCIs) are generally advised (if not required) for general garage circuits in garages. A qualified electrician should correct as required for safety. One outlet at the rear of the garage was loose. This may cause a short in the gangbox if allowed to remain as is.

5. Bathrooms

5.4 Plumbing Water Supply and Distribution Systems and Fixtures

Monitor

5. Bathrooms

No shut off valves were noted in the hallway bathroom sink. Shut off valves allow quick shut off capability during emergencies or replacing fixtures. Consider installing shut off valves during future upgrades.

6(C). Basement Living Room

6.3.C Steps, Stairways, Balconies and Railings

Repair or Replace

No Handrails along the bottom stairway in the basement were noted. Handrails are required along any stairway and they must be graspable and securely fasted to a wall and or supports. Recommend installing a handrail in the basement stairway.

6.6.C Outlets, Switches and Fixtures

Repair or Replace

Normal construction practices require GFCIs installed in the basement or within 36 inches of a wet area. Any surface exposed to sinks or laundry area are considered a wet area. Recommend proper installation of a GFCI feed through receptacle outlet by a qualified electrician.

6(D). Master Bedroom

6.6.D Outlets, Switches and Fixtures

Monitor

Most of the closets were equipped with incandescent light fixtures. Exposed light bulbs in closet areas should have a minimum safe distance of 18 inches from any flammable materials. Fluorescent lights must maintain minimum of 6 inches clearance from flammable materials. Recommend removing flammable materials to a safe distance or replace with fluorescent lighting.

6(E). Bedroom 2

6.4.E Windows (Representative number)

Repair or Replace

The window in bedroom 2 will not properly close. This may be due to improper installation or settlement. Recommend further evaluation and repair by a qualified window contractor.

7. Kitchen

7.5 Plumbing Drain and Vent Systems

Repair or Replace

The kitchen sink drain line has a leak. This is observable from the basement laundry room. This condition if allowed to continue will cause waste water to flow into the basement area. Recommend evaluation and repairs by a qualified plumber.

7.13 Clothes Dryer Vent Piping

Monitor

Flexible metal duct was observed for the dryer. Exhaust ducts for clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of 4 inches in diameter. The entire exhaust system shall be supported and secured in place. The male

7. Kitchen

end of the duct at overlapped duct joints shall extend in the direction of airflow. Clothes dryer transition ducts used to connect the appliance to the exhaust duct system shall be metal and limited to a single length not to exceed 8 feet and shall be listed and labeled for the application. Transition ducts shall not be concealed within construction. Recommend replacement with a rigid metal pipe.

8. Basement and Foundation Components

8.5 Insulation under Floor System

Repair or Replace

Some areas of the perimeter sill are not insulated. The perimeter sill is a major area of heat loss. Recommend insulation to improve the energy efficiency of the home. No insulation between the floor joists was observed.

8.9 windows (wells)

Repair or Replace

The window wells around the house are filled with debris. This may cause water to pool and enter the basement. Recommend cleaning out the window wells as required.

10. Hot Water Supply System

10.2 Over pressure drain and downspout pipe

Repair or Replace

The temperature pressure relief valve (TPRV) pipe was not installed properly. The TPRV pipe on a water heater needs to be a 6 inches (depending on manufacturer instructions) off floor for safety. A qualified plumber should evaluate the unit and repair as required.

10.3 Electrical wiring

Monitor

Some overheating in the water heater timer box was observed. Recommend monitoring and have the box evaluated by an electrician if further problems occur. The water heater wiring is not properly secured and shows poor workmanship. Recommend properly stapling the wire in a secure manner to minimize accidental pulling and damage.

11. Electrical System

11.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

More than one wire is observed at individual electrical disconnects. Manufacturer requirements dictate that only one wire is to be connected to this type of disconnect. A jumper cable over the water meter/pressure regulator was not found. The jumper cable provides a proper ground to the electrical system in the home. Questionable grounding provisions should be checked/confirmed by a qualified electrician prior to closing. Some corrosion on the circuit breaker connector screws was noted. Excessive humidity and moisture in the basement may cause rust in the panel box. This condition if allowed to continue can cause the circuit breaker not to trip due to a bad connection. The labels on the panel are difficult to read. This may be due to numerous upgrades since the panel was installed. Proper labeling reduces accidental shock while working on the electrical system. Recommend evaluation and repairs by a qualified electrician.

11.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

11. Electrical System

Normal construction practices require GFCIs installed in the bathroom, garage, outdoors, laundry areas and in a kitchen within 36 inches of a wet area. Any surface exposed to the weather is considered a wet area. Recommend proper installation of a GFCI feed through receptacle outlet by a qualified electrician. A GFCI may be in the panel box but long runs may cause nuisance tripping.

12. Heating / Central Air Conditioning

12.5 Gas Meter

Repair or Replace

The gas meter is not connected to the home. The meter does not have a mounting bracket attaching it to the house. This condition allows the meter to free stand and is subject to damage from lawn mowers or other objects striking it. Recommend contacting RG and E they will provide the homeowner with a gas meter wall bracket. The homeowner is responsible for installing the bracket in a level position. The bottom of the bracket shall be located two (2) inches above finished grade. The bracket should be solidly mounted to the structure with 3/8-inch bolts with expansion anchors, tapcons or other suitable means.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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