

# Home Inspection Report



1234 Main Street  
Plattsburgh, NY 12901

Prepared for: John and Mary Sample

Prepared by: The Neighborhood Home Inspector, LLC  
490 Beartown Road  
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NYS Lic. # 16000046690

## Summary

### Lots and Grounds

1. Deck: Treated wood, Deck attached to house with only nails. Recommend using lag bolts for added support. Support hangars in need of additional nails. Repair as needed
2. Vegetation: Typical landscaping mixture of plants and shrubs, Trees, Tree limbs over hang the roof and should be cut back to prevent mechanical and moisture damage to roof areas. FYI: Roots will typically grow similar to the tree branches, so if branches are overhanging roof then roots may be under foundation in this area.



### Exterior Surface and Components

3. Fascia: Metal, Wood, Wood rot noted at porch fascia board on the rear of the home. Replace as needed



### Roof

4. Main Roof Surface Material: Asphalt shingle, Excess moss and organic material throughout roof covering on north side causing high water retention. One shingle missing, Replace. Loose drip edge in need of repair

## Roof (Continued)

Material: (continued)



5. Main Chimney Flue/Flue Cap: Clay, Crack in chimney cap should be sealed to prevent water from entering causing bricks to deteriorate prematurely



6. Main Chimney Chimney Flashing: Aluminum, Flashing not properly installed around chimney and has come loose. Repair as needed



## Summary (Continued)

### Garage/Carport

7. Attached Garage Door Operation: Mechanized, Safety sensors not present. Recommend installing to prevent accidental injury



8. Attached Garage Ceiling: Drywall, A continuous Fire wall with no breaks is highly recommended for safety purposes between garage and living spaces. Also helps prevent carbon dioxide gas from entering home from vehicles. Bedrooms are located just above.



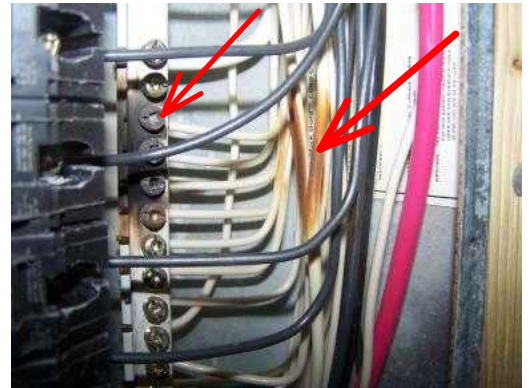
### Electrical

9. Service: Aluminum, Protective sheathing has worn away from service entry cable. Recommend replacement by licensed electrician.



## Summary (Continued)

10. 120 VAC Branch Circuits: Copper, Evidence of arcing noted on neutral wires and bus bar. Correction by qualified electrician recommended



## Attic

11. Main Attic Sheathing: Plywood, Discoloring and possible microbial growth on roof sheathing and gable end, A qualified contractor is recommended to evaluate and estimate repairs



## Summary (Continued)

12. Main Attic Ventilation: Ridge, Soffit and Gable Vents, Soffit vents blocked at most locations. Recommend adding proper vents for better attic ventilation



13. Main Attic Bathroom Fan Venting: Electric fan, Bathroom improperly vents into attic and may cause moisture damage to the insulation and roof structure



## Crawl Space

14. Northeast Crawl Space Moisture Penetration: Moisture present on floor areas, Pooling water



15. Northeast Crawl Space Ventilation: None, Recommend adding venting to crawl space area



16. Northeast Crawl Space Vapor Barrier: Plastic, Recommend covering all floor in crawl space with plastic barrier to avoid moisture damage to wood structure. Seal 6" up wall for best practice

## Summary (Continued)

### Heating System

17. Basement Heating System Circulator: Pump, Copper pipes above circulator heavily corroded. Recommend replacement by qualified plumber



18. Basement Heating System Devices: Expansion tank, Pressure and temperature gauge, Expansion tank rusting at top. Recommend replacement



### Plumbing

19. Main Water Shutoff: Basement, In case of water related emergency this is your main shut off. Base of water meter rusting. Recommend having City of Plattsburgh replace defective meter



## Summary (Continued)

20. Vent Pipes: PVC, Loose vent pipe on roof. Pipe is able to spin around. Correction by qualified plumber is recommended



## Living Space

21. Living Room Living Space Windows: Vinyl double hung, Broken sash cord in window in need of repair or replacement



## Bathroom

22. 1st floor main Bathroom Electrical: 110 VAC, Reversed polarity outlets present on wall next to window, Recommend re-wiring to correct
23. 1st floor main Bathroom Faucets/Traps: Chrome fixtures/PVC traps, Trap installed to far away from drain. Momentum from water above will empty trap and make it possible sewer gas is allowed to enter home



## Summary (Continued)

### Bedroom

24. 1st Floor Master Bedroom Windows: Vinyl double hung, Moisture present inside the layers of glass indicating broken seal in window



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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Satisfactory	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
New Rating 6	
Safety Issue	Items of a safety issue that should be taking care of immediately.

## General Information

### Property Information

Property Address 1234 Main Street  
City Plattsburgh State NY Zip 12901  
Contact Name John and Mary Sample  
Phone 518-555-1212 Fax NA

### Client Information

Client Name John and Mary Sample  
Client Address 5678 Main Street  
City Plattsburgh State NY Zip 12901  
Phone 518-555-1212 Fax NA  
E-Mail info@Youreemail.com

### Inspection Company

Inspector Name Michael Parker  
Company Name The Neighborhood Home Inspector, LLC  
Address 490 Beartown Road  
City West Chazy State NY Zip 12992  
Phone 518-593-0642 Fax NA  
E-Mail info@theneighborhoodhomeinspector.com  
File Number 110426B  
Amount Received 300

### Conditions

Others Present Buyer Property Occupied Occupied  
Estimated Age 15 Years Entrance Faces South  
Inspection Date 04/26/2011  
Start Time 9AM End Time 12PM  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 50  
Weather Cloudy Soil Conditions Damp  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal City How Verified Visual Inspection

## General Information (Continued)

Water Source City How Verified Visual Inspection

Additions/Modifications N/A

Permits Obtained N/A How Verified N/A

## Lots and Grounds

1. Satisfactory Driveway: Asphalt
2. Satisfactory Walks: Paver
3. Satisfactory Steps/Stairs Wood, Railings on front deck need to be better secured for safety purposes
4. Marginal Deck: Treated wood, Deck attached to house with only nails. Recommend using lag bolts for added support. Support hangers in need of additional nails. Repair as needed



5. Satisfactory Grading: Minor slope
6. Marginal Vegetation: Typical landscaping mixture of plants and shrubs, Trees, Tree limbs over hang the roof and should be cut back to prevent mechanical and moisture damage to roof areas. FYI: Roots will typically grow similar to the tree branches, so if branches are overhanging roof then roots may be under foundation in this area.



## Exterior Surface and Components

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.

### All exterior Exterior Surface

1. Satisfactory Type: Vinyl siding, Small hole in siding near entrance to home in need of repair. Hole in siding next to roof in need of repair



2. Satisfactory Trim: Vinyl
3. Marginal Fascia: Metal, Wood, Wood rot noted at porch fascia board on the rear of the home. Replace as needed



4. Satisfactory Soffits: Vinyl
5. Satisfactory Door Bell: Hard wired
6. Satisfactory Entry Doors: Fiberglass
7. Satisfactory Patio Door: French door
8. Satisfactory Windows: Vinyl double hung
9. Satisfactory Window Screens: Vinyl mesh
10. Satisfactory Basement Windows: Vinyl slider
11. Satisfactory Exterior Lighting: Surface mount
12. Satisfactory Exterior Electric Outlets: 110 VAC

## Exterior Surface and Components (Continued)

- 13. Satisfactory    Hose Bibs: Rotary
- 14. Satisfactory    Gas Meter: Exterior surface mount at side of home
- 15. Satisfactory    Main Gas Valve: Located at gas meter



## Roof

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

### Main Roof Surface

- 1. Method of Inspection: On roof
- 2. Satisfactory    Unable to Inspect: 0%
- 3. Marginal        Material: Asphalt shingle, Excess moss and organic material throughout roof covering on north side causing high water retention. One shingle missing, Replace. Loose drip edge in need of repair



- 4. Type: Gable
- 5. Approximate Age: 15 years

## Roof (Continued)

- 6. Satisfactory Flashing: Aluminum
- 7. Satisfactory Valleys: Asphalt shingle
- 8. Satisfactory Skylights: Insulated glass
- 9. Satisfactory Plumbing Vents: PVC
- 10. Satisfactory Electrical Mast: Underground utilities
- 11. Satisfactory Gutters: Aluminum
- 12. Satisfactory Downspouts: Aluminum
- 13. Satisfactory Leader/Extension: Aluminum

### Main Chimney

- 14. Satisfactory Chimney: Brick, Recommend having a qualified chimney sweep thoroughly clean and evaluate chimney before moving into house. Recommend adding rain cap



- 15. Marginal Flue/Flue Cap: Clay, Crack in chimney cap should be sealed to prevent water from entering causing bricks to deteriorate prematurely



- 16. Marginal Chimney Flashing: Aluminum, Flashing not properly installed around chimney and has come loose. Repair as needed



## Garage/Carport

### Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Satisfactory Garage Doors: Fiberglass
3. Safety Issue Door Operation: Mechanized, Safety sensors not present. Recommend installing to prevent accidental injury



4. Satisfactory Door Opener: Overhead Door
5. Satisfactory Exterior Surface: Vinyl siding
6. Satisfactory Roof: Asphalt shingle
7. Satisfactory Roof Structure: 2x4 Truss
8. Satisfactory Service Doors: Fire rated
9. Safety Issue Ceiling: Drywall, A continuous Fire wall with no breaks is highly recommended for safety purposes between garage and living spaces. Also helps prevent carbon dioxide gas from entering home from vehicles. Bedrooms are located just above.



10. Satisfactory Walls: Exposed framing
11. Satisfactory Floor/Foundation: Poured slab
12. Satisfactory Hose Bibs: Rotary
13. Satisfactory Electrical: 110 VAC, Recommend adding GFCI receptacles at all areas of the home close to water sources, at garage and unfinished basements
14. Satisfactory Smoke Detector: Hard wired
15. Not Present Heating:
16. Satisfactory Windows: Vinyl double hung
17. Satisfactory Gutters: Aluminum
18. Satisfactory Downspouts: Aluminum
19. Satisfactory Leader/Extensions: Aluminum

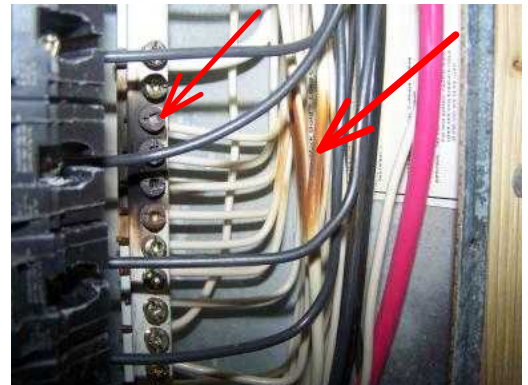
## Electrical

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.

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Defective Service: Aluminum, Protective sheathing has worn away from service entry cable. Recommend replacement by licensed electrician.



3. Marginal 120 VAC Branch Circuits: Copper, Evidence of arching noted on neutral wires and bus bar. Correction by qualified electrician recommended



4. Satisfactory 240 VAC Branch Circuits: Copper and aluminum
5. Satisfactory Conductor Type: Romex
6. Satisfactory Ground: Grounds secured at panel
7. Satisfactory Smoke Detectors: Hard wired/battery back up, It's recommended that you replace all of your batteries in all the smoke detectors before you move into the house and continue to do so twice each year

### Basement Electric Panel

8. Satisfactory Manufacturer: Cutler-Hammer
9. Maximum Capacity: 200 Amps
10. Satisfactory Main Breaker Size: 200 Amps

## Electrical (Continued)

11. Satisfactory Breakers: Copper
12. Not Present AFCI:
13. Satisfactory GFCI: GFCI at kitchen only
14. Is the panel bonded? Yes

## Structure

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.

1. Satisfactory Structure Type: Wood frame
2. Satisfactory Foundation: Poured
3. Satisfactory Beams: Solid wood
4. Satisfactory Bearing Walls: Frame
5. Satisfactory Joists/Trusses: 2x10
6. Satisfactory Piers/Posts: Steel posts
7. Satisfactory Floor/Slab: Poured slab
8. Satisfactory Stairs/Handrails: Wood stairs/wood handrails
9. Satisfactory Subfloor: Advantech

## Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Main Attic

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1. Method of Inspection: In the attic
2. Satisfactory Unable to Inspect: 0%
3. Satisfactory Roof Framing: 2x4 Truss

## Attic (Continued)

4. Defective, Safety Issue Sheathing: Plywood, Discoloring and possible microbial growth on roof sheathing and gable end, A qualified contractor is recommended to evaluate and estimate repairs



5. Marginal Ventilation: Ridge, Soffit and Gable Vents, Soffit vents blocked at most locations. Recommend adding proper vents for better attic ventilation



6. Satisfactory Insulation: Blown in  
7. Satisfactory Insulation Depth: 12"  
8. Satisfactory Vapor Barrier: Plastic  
9. Satisfactory Wiring/Lighting: 110 VAC lighting circuit

## Attic (Continued)

10. Defective Bathroom Fan Venting: Electric fan, Bathroom improperly vents into attic and may cause moisture damage to the insulation and roof structure



## Basement

### Main Basement

1. Satisfactory Unable to Inspect: 0%
2. Satisfactory Ceiling: Exposed framing
3. Satisfactory Walls: Concrete
4. Satisfactory Floor: Poured concrete
5. Satisfactory Doors: Hollow wood
6. Satisfactory Windows: Vinyl slider
7. Satisfactory Electrical: 110 VAC
8. Satisfactory Smoke Detector: Hard wired
9. Not Present HVAC Source:
10. Satisfactory Insulation: Fiberglass, Recommend adding insulation around perimeter box



11. Satisfactory Ventilation: Windows
12. Satisfactory Sump Pump: Submerged
13. Satisfactory Basement Stairs/Railings: Wood stairs/wood handrails

## Crawl Space

### Northeast Crawl Space

1. Method of Inspection: In the crawl space
2. Satisfactory    Unable to Inspect: 0%
3. Satisfactory    Access: From basement
4. Marginal        Moisture Penetration: Moisture present on floor areas,  
                         Pooling water



5. Moisture Location: Western half
6. Defective        Ventilation: None, Recommend adding venting to crawl space area



7. Satisfactory    Insulation: Fiberglass
8. Marginal        Vapor Barrier: Plastic, Recommend covering all floor in crawl space with plastic barrier to avoid moisture damage to wood structure. Seal 6" up wall for best practice
9. Not Present     Sump Pump:
10. Satisfactory    Electrical: 110 VAC GFCI
11. Not Present    HVAC Source:

## Air Conditioning

### Main AC System

1. Satisfactory    A/C System Operation: Appears serviceable



2. Satisfactory    Condensate Removal: Plastic tubing
3. Satisfactory    Exterior Unit: Pad mounted
4. Manufacturer: Carrier
5. Model Number: 1234567 Serial Number: 1234567
6. Area Served: Whole building Approximate Age: 15 Years
7. Fuel Type: 120-240 VAC Temperature Differential: NA
8. Type: Central A/C Capacity: 2.5 Ton
9. Satisfactory    Visible Coil: Aluminum

## Air Conditioning (Continued)

- 10. Satisfactory Refrigerant Lines: Serviceable condition
- 11. Satisfactory Electrical Disconnect: Exterior wall mounted by unit
- 12. Satisfactory Exposed Ductwork: Insulated flex
- 13. Satisfactory Thermostats: Multi-zone

## Fireplace/Wood Stove

### Living Room Fireplace

- 1. Satisfactory Fireplace Construction: Prefab



- 2. Type: Gas log
- 3. Satisfactory Smoke Chamber: Metal
- 4. Satisfactory Flue: Metal
- 5. Satisfactory Damper: Metal
- 6. Satisfactory Hearth: Raised

## Heating System

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.

### Basement Heating System

- 1. Satisfactory Heating System Operation: Appears functional



- 2. Manufacturer: Burnham
- 3. Model Number: 1234567 Serial Number: 1234567
- 4. Type: Boiler system Capacity: 115,000 BTU'S
- 5. Area Served: Whole building Approximate Age: 15 Years
- 6. Fuel Type: Fuel Oil
- 7. Satisfactory Heat Exchanger: 1 Burner
- 8. Unable to Inspect: 85%
- 9. Satisfactory Distribution: Baseboard

## Heating System (Continued)

10. Marginal      Circulator: Pump, Copper pipes above circulator heavily corroded. Recommend replacement by qualified plumber



11. Satisfactory      Draft Control: Automatic  
12. Satisfactory      Flue Pipe: Double wall  
13. Satisfactory      Controls: Relief valve, Auto bleeder, limit switch  
14. Marginal          Devices: Expansion tank, Pressure and temperature gauge, Expansion tank rusting at top. Recommend replacement



15. Satisfactory      Thermostats: Multi-zone, Programmable  
16. Satisfactory      Fuel Tank: Oil tank  
17. Tank Location: Basement  
18. Suspected Asbestos: Yes, Suspected asbestos present. Appears to be in a friable state. Recommend removal by a qualified asbestos contractor



## Plumbing

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.

1. Satisfactory Service Line: Copper
2. Defective Main Water Shutoff: Basement, In case of water related emergency this is your main shut off. Base of water meter rusting. Recommend having City of Plattsburgh replace defective meter



3. Satisfactory Water Lines: Pex tubing, Copper
4. Satisfactory Drain Pipes: PVC
5. Satisfactory Service Caps: Accessible
6. Marginal Vent Pipes: PVC, Loose vent pipe on roof. Pipe is able to spin around. Correction by qualified plumber is recommended



7. Satisfactory Gas Service Lines: Insulflex
- Basement Water Heater
8. Satisfactory Water Heater Operation: Functional at time of inspection
9. Manufacturer: A.O. Smith
10. Model Number: 123456 Serial Number: 123456

## Plumbing (Continued)

- 11. Type: Electric Capacity: 50 Gal.
- 12. Approximate Age: 5 Years Area Served: Whole building
- 13. Satisfactory TPRV and Drain Tube: Brass

## Living Space

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

### Living Room Living Space

- 1. Not Present Closet:



- 2. Satisfactory Ceiling: Drywall/Plaster
- 3. Satisfactory Walls: Drywall/Plaster
- 4. Satisfactory Floor: Carpet
- 5. Satisfactory Doors: Hollow wood
- 6. Marginal Windows: Vinyl double hung, Broken sash cord in window in need of repair or replacement



- 7. Satisfactory Electrical: 110 VAC
- 8. Satisfactory HVAC Source: Hot water baseboard
- 9. Satisfactory Smoke Detector: Hard wired

### Family Room Living Space

- 10. Not Present Closet:



- 11. Satisfactory Ceiling: Drywall/Plaster
- 12. Satisfactory Walls: Drywall/Plaster
- 13. Satisfactory Floor: Carpet

## Living Space (Continued)

- 14. Satisfactory Doors: Hollow wood
- 15. Satisfactory Windows: Vinyl double hung
- 16. Satisfactory Electrical: 110 VAC
- 17. Satisfactory HVAC Source: Hot water baseboard
- 18. Satisfactory Smoke Detector: Hard wired

## Bathroom

### 1st floor main Bathroom

- 1. Satisfactory Closet: Standard single
  
- 2. Satisfactory Ceiling: Drywall/Plaster
- 3. Satisfactory Walls: Drywall/Plaster
- 4. Satisfactory Floor: Vinyl floor covering
- 5. Satisfactory Doors: Hollow wood
- 6. Satisfactory Windows: Vinyl double hung
- 7. Defective Electrical: 110 VAC, Reversed polarity outlets present on wall next to window, Recommend re-wiring to correct
- 8. Satisfactory Counter/Cabinet: Composite and wood
- 9. Satisfactory Sink/Basin: Molded single bowl
- 10. Marginal Faucets/Traps: Chrome fixtures/PVC traps, Trap installed to far away from drain. Momentum from water above will empty trap and make it possible sewer gas is allowed to enter home
  
- 11. Satisfactory Shower/Surround: Fiberglass pan/fiberglass surround
- 12. Satisfactory Toilets: American Standard
- 13. Satisfactory HVAC Source: Hot water baseboard
- 14. Satisfactory Ventilation: Window and Electric ventilation fan



### Master Bathroom

- 15. Satisfactory Closet: Walk In



## Bathroom (Continued)

- 16. Satisfactory Ceiling: Drywall/Plaster
- 17. Satisfactory Walls: Drywall/Plaster
- 18. Satisfactory Floor: Tile
- 19. Satisfactory Doors: Hollow wood
- 20. Satisfactory Windows: Vinyl double hung
- 21. Satisfactory Electrical: 110 VAC, Recommend adding GFCI receptacles at all areas of the home close to water sources
- 22. Satisfactory Counter/Cabinet: Composite and wood
- 23. Satisfactory Sink/Basin: Molded dual bowl
- 24. Satisfactory Faucets/Traps: Brass fixtures/PVC trap
- 25. Satisfactory Shower/Surround: Fiberglass pan/fiberglass surround
- 26. Satisfactory Toilets: American Standard
- 27. Satisfactory HVAC Source: Hot water baseboard
- 28. Satisfactory Ventilation: Window and Electric ventilation fan

## 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.

### 1st Floor Kitchen

- 1. Satisfactory Cooking Appliances: Kenmore
- 2. Satisfactory Ventilator: Kenmore
- 3. Satisfactory Disposal: Badger
- 4. Satisfactory Dishwasher: Kenmore
- 5. Air Gap Present? No
- 6. Satisfactory Refrigerator: Kenmore
- 7. Satisfactory Microwave: Kenmore
- 8. Satisfactory Sink: Porcelain
- 9. Satisfactory Electrical: 110 VAC
- 10. Satisfactory Plumbing/Fixtures: PVC
- 11. Satisfactory Counter Tops: Formica
- 12. Satisfactory Cabinets: Wood
- 13. Satisfactory Ceiling: Drywall/Plaster
- 14. Satisfactory Walls: Drywall/Plaster
- 15. Satisfactory Floor: Hardwood
- 16. Satisfactory Doors: Hollow wood
- 17. Satisfactory Windows: Vinyl casement
- 18. Satisfactory HVAC Source: Hot water baseboard



## Bedroom

### 1st Floor Master Bedroom

1. Satisfactory Closet: Large Walk-In



- 2. Satisfactory Ceiling: Drywall/Plaster
- 3. Satisfactory Walls: Drywall/Plaster
- 4. Satisfactory Floor: Carpet
- 5. Satisfactory Doors: Hollow wood
- 6. Marginal Windows: Vinyl double hung, Moisture present inside the layers of glass indicating broken seal in window



- 7. Satisfactory Electrical: 110 VAC
- 8. Satisfactory HVAC Source: Hot water baseboard
- 9. Satisfactory Smoke Detector: Hard wired

### Second floor bed #2 Bedroom

10. Satisfactory Closet: Standard single



- 11. Satisfactory Ceiling: Drywall/Plaster
- 12. Satisfactory Walls: Drywall/Plaster
- 13. Satisfactory Floor: Carpet
- 14. Satisfactory Doors: Hollow wood
- 15. Satisfactory Windows: Vinyl double hung
- 16. Satisfactory Electrical: 110 VAC
- 17. Satisfactory HVAC Source: Hot water baseboard
- 18. Satisfactory Smoke Detector: Hard wired

### Second floor bed #3 Bedroom

## Bedroom (Continued)

19. Satisfactory Closet: Standard single



- 20. Satisfactory Ceiling: Drywall/Plaster
- 21. Satisfactory Walls: Drywall/Plaster
- 22. Satisfactory Floor: Carpet
- 23. Satisfactory Doors: Hollow wood
- 24. Satisfactory Windows: Vinyl double hung
- 25. Satisfactory Electrical: 110 VAC
- 26. Satisfactory HVAC Source: Hot water baseboard
- 27. Satisfactory Smoke Detector: Hard wired

## Laundry Room/Area

### 1st Floor Laundry Room/Area

1. Satisfactory Closet: Standard single



- 2. Satisfactory Ceiling: Drywall/Plaster
- 3. Satisfactory Walls: Drywall/Plaster
- 4. Satisfactory Floor: Vinyl floor covering
- 5. Satisfactory Doors: Hollow wood
- 6. Not Present Windows:
- 7. Satisfactory Electrical: 110 VAC/220 VAC
- 8. Satisfactory Smoke Detector: Hard wired
- 9. Satisfactory HVAC Source: Hot water baseboard
- 10. Not Present Laundry Tub:
- 11. Satisfactory Washer Hose Bib: Rotary, Recommend replacing rubber washer hoses with steel braided hose to help prevent accidental flooding
- 12. Satisfactory Washer and Dryer Electrical: 110-240 VAC
- 13. Satisfactory Dryer Vent: Metal flex
- 14. Satisfactory Dryer Gas Line: Insulflex
- 15. Satisfactory Washer Drain: Wall mounted drain