

Ms. Sample

**This Is Your Home Inspection Report
on
123 Main Street
Anytown, NY 10952**



Report Number: **Reference**
Wednesday, July 07, 2010

This Confidential report was prepared exclusively for Ms. Sample

Table of Contents

Important consumer information	1
Section 1: General Description	4
A General Description of the Home.....	4
Section 2: Exterior.....	5
Wall, Siding & Trim	5
Roofing	8
Chimney.....	8
Gutters & Leaders.....	8
Grading.....	9
Landscaping	11
Paved, Masonry & Deck Area	12
Section 3: General Utilities	13
Electrical	13
Heating System.....	17
Plumbing Systems	19
Section 4: Structure	22
Basement.....	22
Seepage	26
Attic Area	27
Garage.....	29
Section 5: Interior.....	33
General Interior.....	33
Section 6: Appliances & Electrical Devices.....	40
Important Note :	40
Section 7: Environmental & Health Issues	42
Important Information	42
Section 8: General Note.....	43
Important Information	43

Summary of Report Inspection Report Highlights

Important Note - Please Read:

The home inspection report identifies the conditions that were found on the day of the inspection, it explains what the condition mean to you, what you should do about and when, The intention of this summary is to give the reader a brief overview of the highlights in the report and an easy way to fine them in the body of the report.

This is a summary only and is not to be taken in part or whole as a substitute for reading the entire report. It is your responsibility to go to the report page indicated in the summary and read about the conditions referenced and follows the recommendations in the report.

This summary is not all encompassing. As previously stated reading this summary alone is not a substitution for reading the entire report. The entire inspection report and its attachments and inspection agreement must be carefully read to fully understand the findings of the inspection and get level of comfort about them.



This summary list is not intended to determine which items may need to be addresses per the contractual requirement of the sale of the property. That is a personal decision between you and your attorney or real estate person any area of uncertainty regarding to the contract of sale should be clarified by your attorney or real estate agent.

Descriptive Words

The rating given is based on the age and physical appearance of the item.	
In Satisfactory Condition:	The item is performing its intended function. No action is needed at this time unless stated otherwise in this report.
Needs Maintenance:	The item needs maintenance, repair or possible replacement.
Not In Satisfactory Condition:	The item needs immediate attention or replacement.

Symbol and Word Key

These are the symbols used in the report in addition to the descriptive words/ratings with an explanation next to each.

- Safety issue or concern
-  Major repair needed at this time
-  Repair or replacement is needed at this time

☒ Safety Issue or Concern

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
11	Tree branches are touching electrical and telephone wires; pruning and trimming is required at this time.	
12	The walk area or areas present a slip and/or trip hazard and are a safety issue.	
13	The patio area or areas present a slip and/or trip hazard and are a safety issue.	
15	More than one wire has been installed to a circuit breaker or fuse (LE).	
15	Improper wiring was noted at the garage area (LE).	
16	Loose hanging wires were evident (LE) located in garage.	
16	When the house is unoccupied, all the two-prong electrical outlets should be upgraded to the three-prong grounded type.	
16	Ground-Fault Circuit-Interrupt protected outlets (GFCI's) were not found in areas that should have them; they are listed below:	
18	Carbon monoxide leak test should be performed on the heating equipment.	
18	It is recommended that carbon monoxide and smoke detectors be installed as soon as possible after moving into the house.	
19	There is no fire stop above the heating system and/or the water heater area.	
22	The basement railing needs additional balusters spaced no more than 4-inches apart to prevent children from falling through.	
24	Mold was evident on surfaces in the basement.	
27	It is recommended that a railing be installed around the opening for the attic stairs.	
27	A handrail is needed at the stairs to the attic.	
31	Cracked glass was evident at the garage window or windows.	
32	The springs on the overhead garage door or doors do not have safety cables installed.	

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Safety Issue or Concern

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
33	Mold was evident on surfaces in the garage.	
36	Cracked glass was evident on some window units.	
36	Broken glass was evident on some window units.	
36	The electrical outlets in the kitchen or kitchens that should be Ground-Fault Circuit-Interrupt (GFCI) protected are not.	
37	There is a light switch that is too close to the sink in the kitchen or kitchens.	
38	The electrical outlets in the bathroom or bathrooms are not Ground-Fault Circuit-Interrupt (GFCI) protected.	

Not In Satisfactory Condition

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
	No items were found for this maintenance category.	

Major Repair Needed at this time

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
	No items were found for this maintenance category.	

Repair or Replacement needed at this time

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
6	Painted wood surfaces of the wall, siding, and trim areas need painting at this time.	
7	Wood rot was noted at some wall, siding, and trim areas.	
7	There are siding areas that require repair and/or replacement at this time.	

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🔧 Repair or Replacement needed at this time

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
30	There are damaged sections in the sheetrock wall in the garage and should be repaired.	
36	There is a leak under the sink.	

In Need of Maintenance

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
6	The visible siding and trim materials are in need of maintenance.	
7	A visual inspection of all storm doors found them to be in need of maintenance.	
9	The existing gutters and leaders are in need of maintenance.	
11	Shrubs and trees on this property are in need of maintenance.	
11	The lawn is in need of maintenance.	
12	The driveway/parking surface or surfaces are in need of maintenance.	
12	The walk surface or surfaces are in need of maintenance.	
13	The patio surface or surfaces are in need of maintenance.	
15	The electrical system was visually inspected at accessible and visible areas only, and appears to be in need of maintenance in those areas.	
18	The heating systems or system was visually inspected at accessible and visible areas only, and appears to be in need of maintenance.	
21	The domestic water-supply piping was inspected at visible and accessible areas only, and is in need of maintenance in those areas.	
21	The domestic waste piping system was inspected at visible and accessible areas only, and is in need of maintenance in those areas.	
22	Visible areas of the basement stairs are in need of maintenance.	

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In Need of Maintenance

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
24	Visible areas of basement wall and ceiling surfaces are in need of maintenance	
30	The visible areas and surfaces of the garage wall or walls are in need of maintenance.	
31	The garage window or windows are in need of maintenance.	
31	The garage door or doors are in need of maintenance.	
34	The visible and accessible wall and ceiling surfaces of the general interior areas are in need of maintenance.	
35	The windows in the general interior areas are in need of maintenance.	
36	The kitchen sink and plumbing fixtures are in need of maintenance.	
37	The kitchen counter tops are in need of maintenance.	

In Satisfactory Condition

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
5	The visible foundation material is in satisfactory condition.	
7	The solid wood columns at the entrance are in satisfactory condition.	
8	The visible roofing materials are in satisfactory condition.	
8	The visible flashing at the following areas is in satisfactory condition	
8	The visible surface or surfaces of the chimney are in satisfactory condition.	
13	The entrance landing and step surfaces are in satisfactory condition.	
19	The visible heat piping insulation is generally in satisfactory condition, with no crumbling or damaged sections at visible/accessible areas.	

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In Satisfactory Condition

<i>See Page</i>	<i>For Description Of Inspection Findings And Recommendations</i>	<i>Space for Client Notes</i>
19	The water heating unit was visually inspected and is operational and in satisfactory condition.	
20	The water service-entrance line was inspected at visible and accessible areas only, and appears to be in satisfactory condition.	
23	Visible areas of the basement floor surface or surfaces are in satisfactory condition.	
23	The visible areas and surfaces of the partition wall or walls in the basement are in satisfactory condition.	
28	Visible and accessible roof rafters in the main attic are in satisfactory condition.	
28	Visible and accessible areas of roof sheathing in the main attic are in satisfactory condition.	
28	Visible and accessible floor joists in the main attic are in satisfactory condition.	
29	The visible garage apron material is in satisfactory condition.	
29	The visible garage floor material is in satisfactory condition.	
35	The visible and accessible floor surfaces in the general interior areas are in satisfactory condition.	
37	The kitchen cabinets are in satisfactory condition.	
37	The bathroom fixtures and components are operational and in satisfactory condition.	
41	The following appliances were checked for their general condition; they started satisfactorily, sounded normal and are in satisfactory condition.	
41	The following electrical devices were checked for their general condition; they started satisfactorily, sounded normal and are in satisfactory condition.	

Important consumer information

Read this entire section, as it is part of the report. It contains important consumer information regarding the scope and limitations of this inspection.

Attention Home Buyer:

Home Inspection Services is not responsible to repair any damage or conditions disclosed by this inspection. This includes, without limitation, any wood destroying insects infestation and/or damage, the building(s) foundation, electrical, plumbing, heating and air condition systems, appliances and the surrounding property which exists in areas which were not accessible for visual inspection and/or could not be tested as of the date of this inspection.

This inspection firm cannot guarantee that any conditions disclosed by this visual inspection of the premises and noted in this report, represents all of the conditions which may exist as of the date of inspection. You can be assured that your inspector did as best and diligent a job that was humanly possible. There are hundreds of components in a home or building and it is not possible to have seen or found every condition or item. We are certain that some things have escaped the inspector's attention. There are many inaccessible or hidden components in your house or building. There are numerous variables that will affect the house over time. The home exists in a constantly changing environment. We can not assure you that problems will not occur even minutes after inspection is over.

This report is not a guarantee or warranty as to the absence of problems or troublesome conditions nor is it a report as to structural integrity of the inspected structure(s) or the presents or condition of private or public waste disposal systems, septic systems under ground or under mounds or earth.

About the Inspection

The inspection was performed in the readily accessible areas of the inspected structure(s). Areas that were considered dangerous or unsafe by the inspector were not inspected. These locations and reason for not entering them are stated in this report. Dangerous or unsafe conditions would include but not be limited to areas with broken glass and debris, excessive amounts of animal feces, a deep crawl space, steep hill side, a noticeable odor of chemicals, etc. All structures which were inspected are specifically noted.

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Report: 20100707
Page 1

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About the Inspector

The inspector is trained and experienced member or candidate of the American Society of Home Inspectors (ASHI). This assures you that the inspector is a qualified professional who performed the inspection in accordance to ASHI standards and has agreed to abide by ASHI's code of ethics. ASHI is a national organization based in Chicago. To become a member an inspector is required to demonstrate a level of experience and expertise. To be accepted as a member a candidate must pass two difficult exams and conduct 250 paid inspections that meet ASHI standards.

Scope of the Inspection

This inspection is a service that will identify the condition of the home at the time **of this inspection**. It is a general visual inspection and no invasive procedures will be undertaken. The depth to which the house is evaluated is limited by time constraints, generally 2-3 hours. Understand that the only purpose of the inspection is to add to your understanding of the home and the condition it is in. The intended use of this information is for it to be used by you to help in your buying decision. It is not intended to eliminate or even accurately quantify your risks. It is not intended to convey or imply any assurance of the future. It is not intended to make any recommendations to buy or not to buy the inspected property. That is a personal decision that is based on emotions as well as facts.

What the Inspection Covered and Validation

This report is indicative of the conditions of the subject structure **on the date of the inspection only** and is **not** to be construed an expressed or implied warranty or guarantee against latent, concealed or future defects, wood destroying insect infestation or re-infestations. Neither the inspector nor the company for which the inspector is acting have had, presently have, or contemplate having any ownership in this property.

This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the inspection date.

Common Obstructions and/or Inaccessible Areas

The inspection did not include areas that required the breaking into or apart, dismantling, and removal of any objects this includes, but is not limited to, such items as access doors, moldings, floor coverings, wall coverings, siding, ceilings, insulation, wood floors, furniture, appliances, and/or personal possessions. Also excluded from this inspection are areas which were obstructed and/or inaccessible for physical access. All inaccessible areas are mentioned in the body of the report along with an explanation if required for clarity.



If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. **An additional fee will apply.**

Important Note for Buyers of Condominiums

It is important that you ask other owners in this complex about any complaints they may have. It is also important to ask the Owners Steering Committee Chairperson for minutes of the last several meetings, are any assessments being contemplated or approved of that will increase maintenance costs.

Symbol and Word Key

These are the symbols descriptive words used in the report with an explanation next to each symbol. The symbol given is based on the age and physical appearance of the item at the time of this inspection only.

- Safety issue or concern.
-  Maintenance or repair needed at this time or at the time indicated.
-  Major repair or replacement needed at this time or at the time indicated.

Descriptive Words

The rating given is based on the age and physical appearance of the item at the time of this inspection only.	
In Satisfactory Condition:	The item is performing its intended function. No action is needed at this time unless stated otherwise in this report.
Needs Maintenance:	The item is performing its intended function and it needs maintenance or repair.
Not In Satisfactory Condition:	The item is not performing its intended function and needs immediate attention or replacement.

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Page 3

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Section 1: General Description

A General Description of the Home

Your new home is a single family house. According to the Real Estate listing sheet, it was built in or around 1961.

Exterior siding material is wood shingle. The siding surfaces are painted.

Roofing material is asphalt shingle.

There are no obvious expanded areas or additions to this home.

NOTE: Before you read your report it is important that you read the Descriptive Words & Symbols and Work Key Sections on the previous page.

Section 2: Exterior

Wall, Siding & Trim

Foundation Material

Visible areas of the foundation are constructed of:

- Poured concrete.

Visibility

All the exterior areas of the foundation were not fully visible due to:

- Siding to ground contact evident in some areas.

The detached garage foundation material is constructed of:

- Poured concrete.

Visibility

All the exterior areas of the detached garage foundation were not fully visible due to:

- Siding to ground contact evident in some areas.

Condition & Recommendations

The visible foundation material is **in satisfactory condition**.

Siding Surfaces

Exterior wall surfaces are wood shingle.

Exterior wall surfaces of the detached garage siding material is wood shingle.

Visibility

All siding areas are not fully visible due to:

- Siding to ground contact.

Siding Surface Finishes

The following siding surfaces are painted:

- Wood shingles.

Trim

Exterior trim includes the eaves, soffits, fascia and moldings. The eaves is the area of roof that overhang the side wall. It can be open or enclosed. When it is enclosed it called a soffit. Fascia is the board installed at the end of the eave to give the house a finished look and a surface to attach gutters to. Often water running off the roof as a result of ice damming and snow melt flow onto the board and into the soffit causing wood rot and interior damage:

- Visible wood trim areas are painted.

Condition & Recommendations

The visible siding and trim materials are **in need of maintenance**.

The following conditions were evident and need to be taken care of at this time or in the time indicated:

Exposed wood surfaces, noted below, normally have to be painted every four to five years. Be aware that there is always one side of every house that needs repainting every year or two. This is due to the exposure on that side of the house. This painting schedule should be anticipated as a regular maintenance item.

- ⌚ **Painted wood surfaces of the wall, siding, and trim areas need painting at this time. These surfaces include**

⌚ **Wood rot was noted at some wall, siding, and trim areas. They are noted below.** All rotted areas should be replaced prior to painting. Never patch damp rotted wood and then paint over it. Failure to implement these wood rot repairs will result in more costly repairs in the future. This is a non-destructive inspection. It is not possible to see the full extent of the rot or other hidden problems without damaging the wood surface. It is not possible to determine the full extent of needed repair or replacements.

Wood rot was found at the following areas:

- Window trim.
- Soffit areas.
- Garage trim areas.

Siding Repairs

⌚ There are siding areas that require repair and/or replacement at this time. These areas include rotted wood siding.

Exterior Doors

Exterior swing door or doors are made of wood and metal.

Storm Doors

The exterior door or doors have storm units.

A visual inspection of all storm doors found them to be **in need of maintenance**. The storm doors and/or hardware need repair or replacement at this time.

Solid Wood Columns

The solid wood columns at the entrance are **in satisfactory condition**.

Roofing

Sloped Roof Material

The sloped roof surface or surfaces have asphalt/composition shingles that have a life expectancy of 17 to 20 years, when new.

Detached Garage Roof Material

The detached garage roof surface or surfaces have asphalt/composition shingles that have a life expectancy of 17 to 20 years, when new.

Visibility

All roof surfaces were fully visible.

How Inspected

The visible roof surface or surfaces were viewed:

From a ladder by walking the accessible areas of the roof or roofs.

Condition & Recommendations

The visible roofing materials are **in satisfactory condition**.

Condition & Recommendations

The visible flashing at the following areas is **in satisfactory condition**

Chimney

Is a metal enclosure surrounding a metal flue pipe.

Condition & Recommendations

The visible surface or surfaces of the chimney are **in satisfactory condition**.

Gutters & Leaders

Material

Gutters and/or leaders are made of aluminum.

Visibility

All gutter and leader surfaces were fully visible.

How Inspected

The visible gutter and leader surfaces were viewed from:

- The roof and the ground.

Condition & Recommendations

The existing gutters and leaders are **in need of maintenance.**

The following maintenance and/or repairs are needed at this time or when weather permits:

- Leader outlets that are draining next to the building and its foundation need to be extended out 6 feet or more. **Do not allow water to drain next to or pond near the foundation.**
- Gutters need to be checked for proper slop and interior condition. Does this prior to the fall and have all need repairs made. Failure to do so will result in more costly future repairs.
- There appears to be some missing fascia behind the rear gutters. This should be evaluated and repaired.

Grading

General Note:

The proper control and management of the water drainage around the building foundation and on the property is key to minimizing water entering into the basement and other lower-level areas. Allowing water to accumulate at or near the foundation of the building can result in problems with the foundation walls and footings. The probability of water penetration and /or damage to the foundation decreases when there is less water in the ground next to the foundation.

On This Property

Site Drainage

The land around this house has a general site drainage that is from:

- Rear to front.

Low areas

Low ground areas, noted below, presents a place for water to accumulate or pond. Do not allow water to pond around or near the building and its foundation, as previously mentioned in the Gutters and Leaders section. The probability of water penetration and/or damage to the foundation decreases when there is less water in the ground next to the foundation.

There are low ground areas at the rear.

Next to the Foundation

The ground near the building foundation is flat. **This is not a satisfactory condition.**

Recommendations

Re-grading is needed at the following areas:

- The grading around the building should slope away from it and the foundation.

House & Road

The house is located above the road or street surface.

Existing Swale

It is recommended that the existing swale or swales installed at the areas noted below be maintained regularly to make sure run-off is being directed away from the building. **Failure to do so will result in water penetration to lower level area or foundation problems:**

- Side yard(s).

Basement Stairs/Retaining Wall

Visible inspection of the basement stairs/retaining wall or walls was limited or not possible.

The surface(s) of the basement stairs/retaining wall or walls were covered with a Bilco door.

Visible basement stairs/retaining wall or walls on this property are made of masonry block

Condition & Recommendations

The basement stairs are in satisfactory condition.

Landscaping

Shrubs and Trees

Shrubs and trees on this property are **in need of maintenance**.

The following conditions were evident and the noted actions are needed at the time indicated:

- Pruning is suggested at this time. Some trees and shrubs require removal of both dead branches and over-abundant growth.
- Tree branches are touching electrical and telephone wires; pruning and trimming is required at this time. This is a safety item. The local electric utility company should be called before any pruning or trimming is done. Do not do any pruning yourself.
- Tree branches are overhanging and/or touching some roof areas. Pruning and trimming is required at this time (see Roofing section). Trees near the house are a potential hazard. Limbs can damage the roof/house. The danger of a falling tree damaging the house is greater if the trees are near or overhanging it.

Lawn

The lawn is **in need of maintenance**.

The following conditions were evident and the noted actions are needed at the time indicated:

- Some areas of the lawn have little or no grass. Bare soil areas should be seeded and fertilized. Grass adds to the appearance of the property and has a useful purpose in water management on the property by helping to prevent soil erosion.

Paved, Masonry & Deck Area

Driveway Surface(s)

The visible driveway/parking surface or surfaces are:

- Asphalt.

Condition & Recommendations

The driveway/parking surface or surfaces are **in need of maintenance**.

The following repairs are needed at the driveway/parking surface or surfaces at this time or when weather permits:

- Fill in of cracks with driveway crack sealer.

Walk Surface(s)

The visible walk or walks are made of asphalt and slate.

Condition & Recommendations

The walk surface or surfaces are **in need of maintenance**.

The following repairs are needed at the walk surface or surfaces at this time or when weather permits:

- Fill in and seal cracks.
- Fill in and seal open joints.

- The walk area or areas present a slip and/or trip hazard and are a safety issue.

Entrance Surface(s)

The visible entrance landings and steps to this property and building are made of concrete.

Condition & Recommendations

The entrance landing and step surfaces are **in satisfactory condition**.

Patio Surface(s)

The visible patio area or areas on this property are made of concrete.

Condition & Recommendations

The patio surface or surfaces are **in need of maintenance**.

The following repairs are needed at the patio surface or surfaces at this time or when weather permits:

- The patio surface is spalling and in need of repair.

- The patio area or areas present a slip and/or trip hazard and are a safety issue.

Section 3: General Utilities

Electrical

General Note:

This is not a code-compliance inspection. Electrical codes can be different for each municipality; it would be impossible to know them all. Therefore, the Safety Concerns Section of the inspection report points out items that are not in compliance with good electrical practices, are a safety concern, and are not to be interpreted as code non-compliance issues.

The amount of electricity that a home needs is measured in amperes. The appliances, lighting and electrical conveniences in the home set the minimum amount of electricity that is needed.

- A home equipped with a gas range, water heater, clothes dryer and central air conditioning along with the usual lighting and small appliances needs a 100-ampere service as a minimum.

- A home equipped with an electric range, water heater, clothes dryer and central air conditioning along with the usual lighting and small appliances needs a 150-ampere service as a minimum.
- A home with all electric appliances, the conveniences mentioned above, and electric heating, needs a 200-ampere service.

The term, 120/240 volts, is also used along with the amperes. For electricity to flow through wiring it must be under pressure the same way water must be under pressure in a pipe. The electrical pressure is measured in volts. Modern homes receive 240 volts of electrical power. Most household appliances operate on 120 volts; electric ranges/ovens, clothes dryers and water heaters require 240 volts.

In This Home

Size of the Service

There is a 100-ampere service.

Note: There appears to be a 100-ampere breaker in the main panel. If the electrician finds this to be a true 100-ampere 3-wire single-phase 120/240-volt service, it would be considered adequate for this house and the electrical equipment being used at this time.

Electric Panels

The main electric panel is the original.

The number of circuits is adequate for the size of this house and today's convenience standards.

Circuits at the electric panel or panels **are not labeled**. Identifying which circuits feed various appliances and lighting needs displays safe and convenient management of your electrical panel. Identifying and labeling the circuits can be done by a qualified/licensed electrician or yourself. A review of the panel with the present owners may be helpful.

Working with electricity can be hazardous. Do not do any electrical work no matter how minor it seems unless you are qualified to do so. When in doubt, call a qualified/licensed electrician.

Outlets/Switches/Fixtures

It is recommended that the following electrical devices and fixtures be updated at this time **which may require additional circuits to be added:**

- Ceiling lights that are operated by a pull chain.

Interior Wiring

Very little or none of the electrical wiring in this home is visible because of finished areas. Comments on the type of wire used and its installation can not be included as part of this inspection.

Accessible outlets were spot-checked for proper grounding and polarity. A minimum of one outlet per room was checked. Furniture was not moved, and some small appliances were not unplugged to check outlets. Not every electrical outlet in this building was checked. The outlets that were checked were grounded and properly polarized.

Main Electrical Disconnect

There is a single main disconnect circuit breaker located in the main electric panel. This disconnect device is used to turn off all electrical power to the house.

Service Entrance Wire Material

The service entrance wires visible at the main electric panel are made of aluminum. This is normal and acceptable.

Grounding of the Electrical Service

A visual examination of the main electric panel and wiring was done. It was noted that the electrical service is properly grounded to the water service pipe to the house.

Electric Meter

The electric meter or meters for this house are located at an outside area.

Safety Concerns

The electrical system was visually inspected at accessible and visible areas only, and appears to be **in need of maintenance** in those areas. The following unsafe or questionable electrical practices were found. They should be corrected as soon as possible. Items that can be corrected by the home owner will have an **(HO)** designation next to them. Items that must be corrected by a qualified/licensed electrician will have an **(LE)** designation next to them. Working with electricity can be hazardous. Do not do any electrical work, no matter how minor it seems, unless you are qualified to do so. When in doubt, call a qualified/licensed electrician:

- More than one wire has been installed to a circuit breaker or fuse **(LE)**.
- improper wiring was noted at the garage area **(LE)**.

- Loose hanging wires were evident **(LE)** located in garage.
- When the house is unoccupied, all the two-prong electrical outlets should be upgraded to the three-prong grounded type. All the outlets can be corrected for proper grounding at that time **(LE)**.
- Ground-Fault Circuit-Interrupt protected outlets (GFCI's) **were not found** in areas that should have them; they are listed below:
 - Kitchen. Electrical outlets in this kitchen that should be GFCI protected are not. For safety, outlets within six feet of the sink should be GFCI protected outlets **(LE)**.
 - Bathroom. Electrical outlets in the bathroom or bathrooms that should be GFCI protected are not. For safety, outlets within six feet of the sink should be GFCI protected outlets **(LE)**.
 - Outdoor electrical outlet or outlets. All of the outdoor electrical outlets should be GFCI protected **(LE)**.
 - Garage area electrical outlet or outlets. All of the electrical outlets in the garage should be GFCI protected **(LE)**.

Important Note:

Items noted to be taken care of the by either the homeowner or a qualified/licensed electrician are intentionally not itemized or the specific locations given because:

- Similar conditions may exist and may not have been seen or found at the time of the inspection.

NOTE: If the report referred to a specific number of items to be checked or corrected only those items will be addressed. The electrician is to check **the entire house** for additional condition types noted with **(LE)**. The homeowner is to check the entire house for additional condition types noted with **(HO)**. This work is best done after the house is empty and prior to the closing of contract. It may not be possible to have this done prior to closing. In that case, it is recommended that the contract read that the electrical system and all its components will be in proper operational condition for a reasonable amount of time, say 30 days, after the house is occupied or the present owners will do what is necessary to make it so. This would give you 30 days to ensure that any electrical issues can be properly identified and dealt with.

Heating System

Zoning

This house has one (1) heating zone. This means there is one (1) thermostat to control the temperature of all areas of the house.

Thermostat

A manually adjusted thermostat is installed. Replacement with a multi-position clock or programmable unit is suggested. A programmable thermostat will give you greater flexibility. The temperature settings can be programmed to suit your living schedule and comfort. Varying the temperature setting more than five to seven degrees however, will not result in greater heating fuel savings.

Distribution

Heat in this house is delivered through hot-water baseboard convactor radiators that are located near the floor, where natural convection will cause the air to rise and warm the outside walls and the room. Not all outside walls have baseboard units. For effective heating, do not cover baseboard units with draperies or block them with furniture. If placing furniture in front of a baseboard unit cannot be avoided, position the furniture at least six inches away from the wall. It is recommended that the baseboard units be vacuumed several times during the year so dust does not block the flow of air through them.

Type of Heating Fuel

The main heating system is gas-fired and uses **natural gas**. Annual maintenance should include; testing combustion efficiency, carbon monoxide leak test, proper adjusting of the air and gas supply, and cleaning the fuel passages and vent pipe.

The main shut-off for the gas service to this house is:

- At the gas meter or meters located in the basement. The inspection of gas meter or meters, their piping or other components, and checking them for leaks is not part of this inspection.

Heating System Visibility and Accessibility

The exterior areas of the heating system unit or units were fully visible and accessible.

Boiler

The boiler was operational. It was turned-on for at least 30 minutes and visually inspected.

Note - during the summer the heating system is only turned-on for a short amount of time due to warm outdoor temperatures.

The unit is original.

This unit is within its normal, expected life span.

Heating Capacity

The heating capacity of the unit or units is estimated to be adequate for the size of the area being heated.

Safety and Service Concerns

The heating systems or system was visually inspected at accessible and visible areas only, and appears to be **in need of maintenance**.

A qualified/licensed service company prior to closing should service this heating system. The inspector is not heating equipment specialist. The service should check the system for its proper and safe operation. It should be extensive and include, but not be limited to, the combustion equipment and flue chamber, heat exchanger, controls, gauges, and safety devices. All repairs should be made as needed and documented. The documentation should include a general statement about the system, its condition, and an efficiency rating. Appropriate recommendations should be noted. Good maintenance of any equipment is the best assurance of its safe operation and getting the longest possible use out of it.

The following services should be performed and/or unsafe/questionable conditions checked and corrected as needed:

- General cleaning and preventive maintenance.
- Efficiency test performed between the combustion chamber and the flue. If the efficiency is below 75%, it is recommended that the unit be replaced for economy.
- Carbon monoxide leak test should be performed on the heating equipment.
- It is recommended that carbon monoxide and smoke detectors be installed as soon as possible after moving into the house. The recommended locations are the heating equipment room, at the head of each set of stairs, and in each bedroom.

- Carbon monoxide detectors are to be provided as part of the Real Estate transaction in compliance with New York State law.
- Possible leak from distribution pump which should be evaluated by a HVAC professional.
- There is no fire stop above the heating system and/or the water heater area. This is required by most municipalities. Check with the local building inspector's office to find out what the specific requirements are, if any, for a fire stop above these areas.

Pipe Insulation

Not all of the heat piping is visible. Only some of the visible piping is insulated.

The visible heat piping insulation is generally **in satisfactory condition**, with no crumbling or damaged sections at visible/accessible areas.

Plumbing Systems

Hot Water

Domestic hot water is provided by a separate 40 gallon, gas-fired, water heater.

The average expected life of a water heater is ten years. This time will vary due to many factors, i.e., the environment in which the unit is installed, the frequency of use, manufacturer defects, water mineral content, etc. The information on the manufacturer's identification plate indicates that the units or unit was manufactured in 2006. Water heaters are usually sold and installed close to the time they are manufactured (i.e., the same year). Water heaters have a manufacturer's warranty of either five or ten years. Find out if the owners have the warranty papers and if it is limited to the original purchaser.

Condition & Recommendations

The water heating unit was visually inspected and is operational and **in satisfactory condition**. It was observed operating at the time of the inspection.

Domestic Water Supply

The domestic water service-entrance line, from the water company is made of copper. Copper was first used in 1932. It has a life expectancy of 60 or more years; however, acidic water can reduce this life expectancy to 20 or 30 years.

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Report: 20100707
Page 19

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Condition & Recommendations

The water service-entrance line was inspected at visible and accessible areas only, and appears to be **in satisfactory condition**.

The following conditions were evident:

- Water pressure and volumes were visually checked at several fixtures. The water pressure is satisfactory.
- A pressure regulator is evident on the water service-entrance line. The pressure regulator is used to decrease the higher water pressure from the water company line to a manageable pressure for the piping system in the house. Conversely, if needed, it can be used to increase the water pressure in the house.

Water Meter

The water meter for this house is located in the basement area.

Water Piping Visibility

Very little of the domestic water-supply piping is visible or accessible due to finished areas.

Water piping concealed behind walls, above ceilings, and under floors cannot be checked. Riser pipes were not visible.

Visible sections of the interior water-supply piping are copper. This material has been used since 1932. It has a life expectancy of 60 or more years; however, acidic water can reduce this life expectancy to 20 or 30 years. Occasional maintenance repairs should be anticipated.

Pipe Size

The size of the internal domestic water piping is 3/4-inch. This is common and is judged adequate for water pressure and volume to most plumbing water fixtures. However, there can be problems at any given fixture that will affect the water pressure and volume. All operating fixtures are tested for operational condition and apparent deficiencies are noted in this report.

The 3/4-inch piping size at the water heater is common.

The 3/4-inch piping size at the boiler coil is common.

Condition & Recommendations

The domestic water-supply piping was inspected at visible and accessible areas only, and is **in need of maintenance** in those areas. It should be serviced by a qualified/licensed plumber and the following conditions corrected at this time:

- Bluish deposits and encrusted calcium deposits are visible along the length of some of the copper piping and pipe joints. This is a sign of small pinhole leaks and can cause copper pipe to fail in less than twenty-five (25) years from the time it was installed. These sections can either be monitored for leaks over time or replaced at this time to minimize the potential for future leaks.

Waste Piping Visibility

Very little of the waste piping is visible or accessible due to finished areas.

Waste piping concealed behind walls, above ceilings, and under floors cannot be checked. Riser pipes were not visible.

The interior waste piping system was visually inspected at accessible and visible areas only. The waste piping is copper. The use of this material dates back to the 1960s. It is more frequently used in commercial and multi-family construction and is sometimes found in single-family homes. Its life expectancy is thought to be indefinite, but it will not last forever. Periodically check for leaks. It is typical for piping material of this age to require maintenance repairs from time to time.

The trap for the main sewer line is hung above the floor.

Condition & Recommendations of Waste Piping System

The domestic waste piping system was inspected at visible and accessible areas only, and is **in need of maintenance** in those areas. It should be serviced by a qualified/licensed plumber or a septic system service company and the following conditions corrected at this time:

- Leaks were noted and repairs are needed at the waste pipe near the Bilco door.. Piping that is concealed behind walls, above ceilings, and under floors cannot be checked and is not part of this inspection.

Section 4: Structure

Basement

Stairs

Visible areas of the basement stairs are **in need of maintenance**.

The following conditions were evident and need to be taken care of at this time:

- The basement railing needs additional balusters spaced no more than 4-inches apart to prevent children from falling through. This is a safety issue.

Visibility

The basement foundation walls, wall and ceiling framing, and floors were not visible. The basement or part of the basement is finished as a living space.

Ceiling

None of the ceiling framing members was visible because the basement ceiling is completely finished.

Floor Material

The visible basement floor is concrete.

Floor Covering

The finished basement floor surfaces are covered with the following materials. See the General Interior section for additional comments on floor conditions:

- Resilient tile flooring which comes in sheet form (such as linoleum and vinyl) and tile form (such as vinyl asbestos, vinyl, and asphalt). **Both forms of resilient flooring contain some asbestos fibers. In their solid, encapsulated state, they do not present a health hazard. However, if they are cut, torn or broken into pieces, the encapsulated asbestos fibers may become airborne, and may present a health hazard. The removal of this asbestos-containing material should be done in compliance Environmental Protection Agency (EPA) guidelines.** See additional comments under Floor in the General Interior section.

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- The visible resilient flooring is.

Condition & Recommendations

Visible areas of the basement floor surface or surfaces are **in satisfactory condition.**

Bearing Walls

The visible bearing walls are constructed of masonry block.

Condition & Recommendations Due to finished wall surfaces the bearing walls were not visible.

Partition Walls

The visible partition walls are constructed of wood.

Condition & Recommendations

The visible areas and surfaces of the partition wall or walls in the basement are **in satisfactory condition.**

Columns

All of the support column or columns are enclosed and are not visible. Lifting or removing ceilings or enclosures to ascertain what is under them is not part of this inspection.

Girders

All of the girder or girders in the basement are enclosed and are not visible. Lifting or removing girder enclosures to ascertain what is under them is not part of this inspection

Floor Joists

The visible floor joists in the basement are made of:

- Wood, dimensional lumber.

Wall and Ceiling - Surface Material

The finished basement area walls and ceilings are made of paneling (see general note #2 at the end of Section 5 for more information).

Some ceilings are of a different material than the walls, they are hung tiles, some times referred to as a dropped ceiling.

Wall and Ceiling - Surface Finishes

The basement wall and ceiling surfaces are paneled.

Condition & Recommendations

Visible areas of basement wall and ceiling surfaces are in **need of maintenance**

The following conditions were visible and need to be taken care of at this time.

Major painting and redecorating are needed in most areas.

High moisture meter readings were noted at the delaminating panel area in the finished basement. The condition of the wall, floor and underlying materials and components cannot be determined without damaging the surface finish and is not part of this inspection. The degree of damage and needed repairs cannot be determined as part of this inspection because it is a non-destructive examination. Check with the present owners to find out if repairs are going to be made or have been made. If no repairs have been made, a qualified/licensed carpenter should be called to probe and evaluate the degree of damage and needed repairs.

Always get estimates from three different contractors. Estimates should include a description of the work to be done and a fixed price.

Windows

The type of windows that are installed in the basement areas are wood casement.

Basement windows **were not opened as part of this inspection**. They are seldom used and are difficult to open. They are even more difficult to close.

Mold

Mold was evident on surfaces in the basement. They are listed below:

- Wall or walls.

The visible conditions exist which indicate that water/moisture infiltration has occurred or is occurring. **At the time of the inspection, there were no other visible signs of mold growth in the basement other than those mentioned above. However there were conditions evident that are conducive to mold growth. Mold could be present in areas not readily visible. See additional comments in the Seepage section.**

Some forms of mold may present a health risk. It is not possible to determine if there is a health risk without further testing. The Environmental Protection Agency (EPA) recommends that any indoor mold growth be addressed and that all water or moisture sources be eliminated.

The following recommendations were made and whether or not they were agreed with by the customer and what actions were taken, if any:

- **It was recommended that mold swab samples be collected. The recommendation was agreed with by the customer.** One or more sample swab swipes were taken. All samples will be sent to a laboratory for mold type identification. The results of that test will come under a separate cover.

Risk Explanation Was Given

The potential health risks that are possible with the presence of mold and or mold conducive conditions were explained to the customer. As previously stated, the customer was told that it is not possible to determine if there is a health risk without further testing. It was recommended that both mold swab samples and air samples be collected from each living space room or area where mold is visible or there has been a moisture intrusion event. It was explained why both mold swab samples and air samples be collected from each room or area where mold is visible.

Mold remediation is costly, however failure to take action will result in more costly future repairs and possible health problems for people who occupy and even visit the building.

Seepage

Efflorescence

Efflorescence was evident on some surfaces, they are noted below. Efflorescence is an indication of moisture/water accumulation at the foundation wall. Efflorescence is common in most basements and/or crawl spaces. The most common causes of moisture/water at the foundation wall are overflowing gutters, down spouts (leaders) draining next to the foundation, and the ground being flat or sloped toward the foundation. See the Grading section of this report for additional information and suggestions.

Efflorescence was noted on the basement wall or walls.

Limiting Factors to Seeing Evidence of Water Intrusion

The basement area has been finished.

What Should You Do? In this situation, you should focus on the most common causes of water intrusion into a house of this type. Common causes include but are not limited to overflowing gutters, down spouts (leaders) draining next to the foundation and the ground being flat or sloped toward the foundation. There are other extreme causes such as; the property is situated in an area that is part of the natural drainage of the surrounding land, the property has an underground stream on it, or extreme weather conditions. See the Grading section for additional information and suggestions.

The Importance of Exterior Drainage

Exterior drainage is important to minimize the probability of water entering the lower-level areas. The following conditions have a contributing effect to the possibility of water entering the lower-level areas and should be considered when implementing drainage control recommendations given in this report. See the Gutters and Leaders, and Grading section and the Wet Basement attachment for additional information.

Contributing Factors:

- Basement window or windows are installed. They are a potential source of water seepage into basements. They need to be properly installed and maintained. See the Grading section for additional information and suggestions.

Some of the land on this property is higher than the house; this is **not a satisfactory condition**. It has a contributing effect to the possibility of water entering the lower-level areas and should be considered when implementing drainage control recommendations given in this report. See the Gutters and Leaders, and Grading section and the Wet Basement attachment for additional information. Be sure to implement all of the recommendations in the Gutters and Leaders, and Grading sections of this report. The high ground is at the:

- Rear.

Attic Area

Access

Stairs were used to access the main attic.

- It is recommended that a railing be installed around the opening for the attic stairs. The railing must have balusters or horizontal rails spaced no more than 4-inches apart to prevent children from falling through the railing. This is a safety issue.
- A handrail is needed at the stairs to the attic. This is a safety issue.

Visibility

Only partial visibility was possible at the main attic area.

The visibility limitations were due to the following:

- Surfaces have been covered with plywood and framing members were not visible. In open attic areas, attics that are not finished living spaces; It traps moisture and hides a multitude of potential problems from view and they may not become apparent until they have progressed to a major repair or health issue. It is recommended that the plywood be removed if possible so the area can be viewed by you and any masked conditions can be seen. **Do this prior to either signing of contract or closing.**
- Surfaces have been covered with insulation and framing members were not visible. See additional comments under **Insulation** in the section.

Rafters in the Main Attic

The roof rafters in the main attic areas were not covered. Accessible rafter and sheathing surfaces were visible.

Condition/Recommendation

Visible and accessible roof rafters in the main attic are **in satisfactory condition**.

Sheathing in the Main Attic

The roof sheathing in the main attic areas were not covered. Accessible sheathing surfaces were visible.

Condition & Recommendations

Visible and accessible areas of roof sheathing in the main attic are **in satisfactory condition**.

Main Attic Floor Joist - Visibility Limitations

Floor joists in the main attic area or areas are not fully visible due to the following conditions and the ceiling surface of the areas below and insulation at these areas are also not visible:

- Partial wood flooring.
- Insulation installed on top of or between them.

Condition & Recommendations

Visible and accessible floor joists in the main attic are **in satisfactory condition**.

Insulation - Main Attic

Insulation has been installed at the main attic area or areas; it is fiberglass blanket/rolled material.

Adequate

The insulation in the main attic area or areas is adequate and meets today's insulation and energy-saving guidelines. Full insulation in the attic can cut down the home's heat loss. Insulation pays for itself in a short time by reducing heating fuel usage. In the summer, insulation will save electricity by reducing air conditioning capacity requirements.

Ventilation

Ventilation in the main attic area or areas is adequate.

Ventilation Recommendations

Ventilation is important to reduce attic temperature on warm days, and condensation throughout the year. This is important to the roofing material, structural members, and occupants of the house. Poor attic ventilation can also create conditions that are conducive to mold growth in the attic and in the house.

As previously stated the existing ventilation is may not be adequate, installing additional ventilation is recommended at the listed locations. This can help prevent ice damming conditions which are known to cause water intrusion conditions. soffits.

Garage

Visibility

Visibility and accessibility in the garage were limited due to:

- The ceiling is completely finished.
- The walls are completely finished.

Apron Material

The garage apron is concrete.

The visible garage apron material is **in satisfactory condition.**

Floor Material

The floor of the garage is concrete.

The visible garage floor material is **in satisfactory condition.**

Visibility of the Walls

Garage wall framing members are not visible because of finished wall surfaces.

Visibility of the Walls

Garage walls are not visible because of extensive storage. As previously stated, it is recommended that the garage be inspected again, by you, after all the storage has been removed. **Do this prior to either the closing of contract or prior to the signing of contract.**


Wall Material

Visible areas of the garage walls are sheetrock.

Condition & Recommendations

The visible areas and surfaces of the garage wall or walls are **in need of maintenance.**

The following conditions were evident and/or repairs are needed at this time:

-  There are damaged sections in the sheetrock wall in the garage and should be repaired.

Water Stains

Water stains were evident on the garage wall or walls. The stained areas were checked with a moisture meter. The readings indicated that there is no moisture present. Check with the present owners to find out what the stains are from and if repairs have been made.

Columns

All of the support column or columns in the garage are enclosed and are not visible. Lifting or removing support column enclosures to ascertain what is under them is not part of this inspection.

Girders

All of the girder or girders in the garage are enclosed and are not visible. Lifting or removing girder enclosures to ascertain what is under them is not part of this inspection.

Floor Joists

All of the floor joists in the garage are enclosed and are not visible. Lifting or removing ceilings or enclosures to ascertain what is under them is not part of this inspection.

Sill Plates

All of the sill plate or plates in the garage are enclosed and are not visible. Lifting or removing ceilings or enclosures to ascertain what is under them is not part of this inspection.

Windows

The type of windows that are installed in the garage areas are wood double hung.

Garage windows **were not opened as part of this inspection.** They are seldom used and are difficult to open. They are even more difficult to close.

Condition & Recommendations

The garage window or windows are **in need of maintenance.**

The following situations are evident. Recommended actions should be implemented at this time or as soon as possible. Failure to implement the recommended actions will result in more costly repairs in the future or may cause a normal maintenance item to become a safety issue:

- Cracked glass was evident at the garage window or windows. All cracked glass should be replaced, at this time for safety.

Garage Door or Doors

There is one garage door.

The garage door or doors are the overhead type.

The door or doors are made of:

- Wood. They were visually inspected, opened, and closed to check for free movement and operation.

Garage door or doors were operational.

Condition & Recommendations

The garage door or doors are **in need of maintenance.**

The following situations are evident. Recommended actions should be implemented at this time or as soon as possible. Failure to implement the recommended actions will result in more costly repairs in the future or may cause a normal maintenance item to become a safety issue:

- Adjustments are needed for proper balance. It will not close properly.
- Wood members found to be rotted or damaged by wood destroying organisms should also be replaced and/or reinforced as needed. The degree of damage and needed repairs cannot be determined as part of this inspection because it is a non-destructive examination.
- **The springs on the overhead garage door or doors do not have safety cables installed.** It is suggested that safety cables be installed for people protection. Install a wire or clothes line inside of each garage door spring. Each end of the wire or line is to be secured to the steel frame of the door track. Should the spring break, which they have been known to do, the flight of the spring will be restrained. This will decrease the risk of personal injury.

Automatic Door Openers

Automatic garage door opener or openers are installed. The electric wiring for the motor or motors is installed according to good wiring practice. The electrical cord from each garage door opener goes directly to a properly wired electrical outlet mounted near the unit with no extension cords.

Safety Note: Since January 1993, all new garage-door opener manufacturers in the United States must equip garage door openers with either a photoelectric eye or sensing edge as standard safety equipment. In New York State, service companies are not allowed to repair old doors without these new features. Unfortunately, the new devices cannot be incorporated into the older openers; anyone who wants the extra safety must buy a new unit. The reason why the new devices cannot be added to an old opener is that the electronic eye and sensing device must be part of a new circuitry that monitors whether or not they are working properly. If the safety device does not operate the remote control, the unit is disabled.

The overhead garage door or doors were not weather-stripped. It is suggested that the overhead garage door(s) be adequately weather-stripped to keep the garage slightly warmer than the outside.

The interior garage door or doors were not weather-stripped. It is suggested that the interior garage door(s) be adequately weather-stripped to prevent heat loss from the home.

Mold

Mold was evident on surfaces in the garage. They are listed below:

- Rear wall.

Some forms of mold may present a health risk. It is not possible to determine if there is a health risk without further testing. The Environmental Protection Agency (EPA) recommends that any indoor mold growth be addressed and that all water or moisture sources be eliminated.

The following recommendations were made and whether or not they were agreed with by the customer and what actions were taken, if any

Risk Explanation Was Given

The potential health risks that are possible with the presence of mold and/or mold conducive conditions were explained to the customer. As previously stated, the customer was told that it is not possible to determine if there is a health risk with out further testing. It was recommended that both mold swab samples and air samples be collected from each living space room or area where mold is visible or there has been a moisture intrusion event. It was explained why both mold swab samples and air samples be collected from each room or area where mold is visible.

Mold remediation is costly, however failure to take action will result in more costly future repairs and possible health problems for people who occupy and even visit the building.

Section 5: Interior

General Interior

Wall and Ceiling - Surface Material

The interior walls and ceilings are made of:

- Plasterboard, sometimes referred to as sheet rock.
- Paneling (see general note #2 at the end of Section 5 for more information).

Wall and Ceiling - Surface Finishes

The interior wall and ceiling surfaces are painted and paneled.

Conditions & Recommendations

The visible and accessible wall and ceiling surfaces of the general interior areas are **in need of maintenance**.

The following conditions were evident and should be corrected at this time:

- A fresh coat of paint and redecorating are needed in some areas.
- Patch all minor cracks, holes, nail pops, dimples, and seam outlines at wall and ceiling surfaces prior to painting.
- Peeling paint was evident. There are many reasons why paint would be peeling. In this case, it is the inspector's judgment that this paint is peeling because of moisture. Moisture meter readings indicated moisture behind the surface. Check with the present owners to find out if repairs are going to be made or have been made.
- Water stains were evident. The stained areas were checked with a moisture meter. The readings indicated that there is no moisture present. Check with the present owners to find out what the stains are from and if repairs have been made.
- Repair damaged ceiling in entry way.
- Due to excessive moisture in the interior there appears to be the beginning of mold spores on the interior walls. This should be evaluated by a mold specialist.

Important Note about Mold

See additional comments below under Mold and in the Seepage Section under Mold. The mold and the condition that caused the mold need to be corrected before any investigation work or remodeling work is started. Disturbing surfaces with mold on them will cross-contaminate the rooms and possibly the rest of the house.

Floors

The interior floor surfaces are:

- Hardwood.
- Covered with resilient tile flooring which comes in sheet form (such as linoleum and vinyl) and tile form (such as vinyl asbestos, vinyl, and asphalt)? **Both forms of resilient flooring contain some asbestos fibers. In their solid, encapsulated state, they do not present a health hazard. However, if they are cut, torn, or broken into pieces, the encapsulated asbestos fibers may become airborne, and may present a health hazard. The removal of this asbestos-containing material should be done in compliance with Environmental Protection Agency (EPA) guidelines.**

Condition & Recommendations

The visible and accessible floor surfaces in the general interior areas are **in satisfactory condition.**

Heating Devices

The interior areas have baseboard radiators that are located near the floor where natural convection will cause the air to rise. Do not cover baseboard units with draperies or block them with furniture. See Distribution, in the Heating System section for more detail.

Electrical Devices

The interior areas have the following conditions:

- Recommend updating outlets.

Doors

The interior areas have doors made of wood. They are swing doors.

Condition & Recommendations

Windows

The type of windows installed in the interior areas is wood double hung.

Storm windows are installed on some older units. Storm windows are recommended on all units for greater fuel economy and indoor comfort.

Condition & Recommendations

The windows in the general interior areas are **in need of maintenance.**

The following situations are evident. Recommended actions should be implemented at this time or as soon as possible. Failure to implement the recommended actions will result in more costly repairs in the future or may cause a normal maintenance item to become a safety issue:

- Cracked glass was evident on some window units. All cracked glass should be replaced, at this time for safety.
- Broken glass was evident on some window units. All broken glass should be replaced, at this time for safety.


Kitchen Plumbing Fixtures

Water was run at the kitchen faucet for several minutes and it was visually inspected and checked for leaks.

Condition & Recommendations

The kitchen sink and plumbing fixtures are **in need of maintenance**.

The following conditions were evident and/or repairs are needed at this time:

-  There is a leak under the sink. It needs to be repaired at this time.

Kitchen Electrical

The following electrical conditions were evident in the kitchen; see the **Safety Concerns** in the Electrical section for additional comments. Similar conditions may exist in other areas and may not have been seen or found at the time of the inspection. If the report referred to a specific number of items to be checked and/or corrected, only those items will be addressed. The electrician is to check **the entire house** for additional condition types noted with **(LE)** in the Electrical section:

- The electrical outlets in the kitchen or kitchens that should be Ground-Fault Circuit-Interrupt (GFCI) protected are not. This is a safety item. See additional comments under Safety Concerns in the Electrical section.

- There is a light switch that is too close to the sink in the kitchen or kitchens. This is a safety item. See additional comments under Safety Concerns in the Electrical section.

Kitchen Cabinets

There is adequate kitchen cabinet space.

The cabinets are wood.

Condition & Recommendations

The kitchen cabinets are **in satisfactory condition**.

Kitchen Counter Tops

There is minimal counter top space in this kitchen.

The kitchen counter tops are faced with a plastic laminate.

Condition & Recommendations

The kitchen counter tops are **in need of maintenance**.

The following conditions were evident and/or repairs are needed at this time:

- The counter top or tops are in aged condition. They need more than just minor finish updating and adjustments.

Bathrooms

This house has more than one bathroom. Water was run at each bathroom fixture for several minutes and each toilet bowl was flushed. They were visually inspected and checked for leaks.

The bathroom vanity or vanities are wood.

Condition & Recommendations

The bathroom fixtures and components are operational and **in satisfactory condition**.

- Loose toilet bowl or bowls were noted in the bathroom.

- Some of the toilets drain slowly. This may be caused by a blockage somewhere. Have it evaluated by a plumber.
- Maintaining the tile grout on all of the tile surfaces in all of the bathrooms is very important. Failure to maintain a watertight surface will result in costly repairs and will create a mold conducive condition.
- The water temperature was tested and found to be 120 degrees. The recommended temperature should be no greater than 120 degrees to prevent scolding. .

Bathroom Electrical

The following electrical conditions were evident in the bathroom or bathrooms; see the **Safety Concerns** in the Electrical section for additional comments. Similar conditions may exist in other areas and may not have been seen or found at the time of the inspection. If the report referred to a specific number of items to be checked and/or corrected, only those items will be addressed. The electrician is to check **the entire house** for additional condition types noted with **(LE)** in the electrical section:

- The electrical outlets in the bathroom or bathrooms are not Ground-Fault Circuit-Interrupt (GFCI) protected. This is a safety item. See additional comments under Safety Concerns in the Electrical section.

NOTE:

Items noted to be taken care are intentionally not itemized or the locations given because:

- Similar conditions may exist and may not have been seen or found at the time of the inspection.
- The house was furnished and not all wall and floor surfaces etc. were visible or accessible.
- There was extensive furniture and storage in some areas of the house. All wall and floor surfaces etc. were not visible or accessible.

NOTE: If the report referred to a specific number of items to be checked, corrected, repaired or replaced only those items will be addressed. If a specific type of qualified/licensed contractor is recommended he or she is to check the entire house or the concerned area of the house for additional conditions of the same type or nature as what they are there to work on. It may not be possible to have this done prior to closing in that case. It is recommended that the contract read that all repair work be done by a qualified/licensed contractor in the field of work or service needed and the checked, corrected, repaired or replaced area or equipment will be in proper operational condition for a reasonable amount of time.

General Notes

Read all of these notes, they are part of the report. All of the materials below may not be applicable to the inspected property. The notes have been referenced in applicable sentences in the body of the report.

1. Plaster walls and ceilings

Be aware that plaster walls and ceilings can look OK and may separate from their underlying supports at any time. They may crack, bulge and even fall down. Ceilings and walls that have been subjected to water penetration will most likely separate from their underlying support sooner. You should not be alarmed but consider yourself informed that this is a characteristic of older homes and plaster walls and ceilings. Its is usually caused by age and materials that were used.

2. Paneling

Panels are 4 foot wide by 8 foot long sheets that are either nailed or glued to the wall. They can be applied over the pre-existing wall surface or the wall studs. Paneling material may be layers of wood bonded together or a pressed wood by-product.

3. Homosote

Homosote is made of compressed cardboard that pre-dates plasterboard. It was used mostly in summer cottages and attic spaces for economy. It is brittle material that has a rough surface and cannot be finished attractively.

4. Lead-Based Paint

Many homes built before 1978 and most homes built before 1960 have lead-based paint and varnishes on the interior and exterior surfaces which include, but are not limited to: walls, floors, doors, windows and trim. Lead based products in the environment can lead to serious brain damage, especially to small children if they ingest paint chips or inhale fumes from stripping or dust from sanding lead based products. Lead dust can also be present due to the normal aging of these surfaces. Suspect surfaces can be tested for lead content.

Section 6: Appliances & Electrical Devices

Important Note:

The appliances and electrical devices were checked for their general condition. The appliances were tested by turning them on to observe their ability to start and for any audible/visible sign of problems or potential problems at startup. Unless otherwise noted in this report, none of the appliances listed as being inspected were run through their complete operational cycle.

Like a wrist watch, appliances and electrical devices can fail at any time. There are many factors that contribute to their useful life. Appliances have different estimated life expectancies that have been established by industry standards and experience over the years. The following lists some major appliances and their estimated life expectancy:

Appliances	Est. Life Expectancy	Important Comments
Clothes Washer	5 to 8 yrs.	Keep hot & cold water off when not in use.
Clothes Dryer	5 to 10 yrs.	Vent dryer to outdoors. Clean filter after each use.
Dishwasher	5 to 10 yrs.	Clean debris from bottom of dishwasher after each use.
Exhaust fan	15 to 20 yrs.	Clean ducts and filters several times each year
Garbage Disposal	5 to 10 yrs.	Do not use with a private waste disposal system
Refrigerator	15 to 20 yrs.	Clean refrigerator coils & compressor at least once a year
Range/Oven	15 to 20 yrs.	Keep clean and free of grease buildup

Appliance and Electrical Device

General Note

It is suggested that the contract stipulate that all appliances and electrical devices be in proper working order at the time of closing of title. The owner should review the operation of all appliances and electrical devices.

The operational condition of appliances and electrical devices can change. It is suggested that they all be checked during the pre-closing final walk-through for operation. If necessary, have owner or their representative demonstrate them for you.

Unless noted otherwise in this report, the following low voltage and small systems are not checked for their operation:

- Burglar alarm
- Central vacuum system wiring
- Door bells
- Fire alarm
- Low voltage lighting
- Speakers

All of the appliances are over 10 years old.

The following appliances were checked for their general condition; they started satisfactorily, sounded normal and are **in satisfactory condition**. They include:

- Counter top gas range.

The following appliances **were not checked** for operation; their condition could not be determined. They include:

- Gas wall oven.
- Refrigerator not installed.

The following electrical devices were checked for their general condition; they started satisfactorily, sounded normal and are **in satisfactory condition**. They include:

- Attic fan - which should have has a timer switch for convenience.
- Garage door opener(s). See the Garage section for additional comments.

Section 7: Environmental & Health Issues

Important Information

Today, more than ever before, the public is more conscious of the potential health risks that may be present in their daily environment. The environmental concerns include air pollution, water supply contamination, soil contamination, chemicals, building materials and certain gases in the home. The environmental concerns in a house and the land include, but are not limited to, asbestos, lead in water and paint, pesticides/herbicides, Polychlorinated Biphenyl's (PCBs), radon, underground oil storage tanks, urea formaldehyde foam insulation (UFFI) and electromagnetic fields (EMFs).

The identification and/or detection of these hazards is not part of this inspection. Special testing equipment has to be used and the results evaluated usually by a laboratory. This report makes no representations as to the presence or non-presence of any hazardous materials or gasses, or buried tanks of any kind on or about the property which was inspected. This also applies to adjacent properties.

If you wish to have some testing done, Home Inspection Services will assist you. When a test is chosen to be performed, the results of that test will be in separate report and cover. They will not be part of this inspection report. Tests that are sometimes considered include the following:

- Water for coliform, minerals and lead
- Lead paint
- Radon in air and water
- EMF's
- Asbestos
- Air testing for: asbestos fibers, urea formaldehyde gas, lead dust

Section 8: General Note

Important Information

The content of this report is the result of the inspector's best judgment and reflects his or her observations in visible areas at the time of this inspection. The condition of the building, equipment, appliances and grounds may change after the conclusion of this inspection. Home Inspection Services and this report make no warranty or guarantee as to determining the value, fitness and/or acceptability of this building, this equipment, these appliances and these grounds.

Inspector: _____ **Date:** _____