Home Inspection Report

2345 Main Street
Plattsburgh, NY 12901

Prepared for: John and Mary Smith

Prepared by: The Neighborhood Home Inspector
490 Beartown Road
West Chazy, NY 12992
(518) 593-0642
NYS Certified #16000046690

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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.
Safety Issue	Items of a safety issue that should be taking care of immediately.

General Information

Property Information

Property Address 2345 Main Street
City Plattsburgh State NY Zip 12901
Contact Name John Smith

Client Information

Client Name John and Mary Smith
Client Address PO Box 123
City Lake Placid State NY Zip 12946
Phone Number 518-555-1234
E-Mail johnl@yahoo.com

Inspection Company

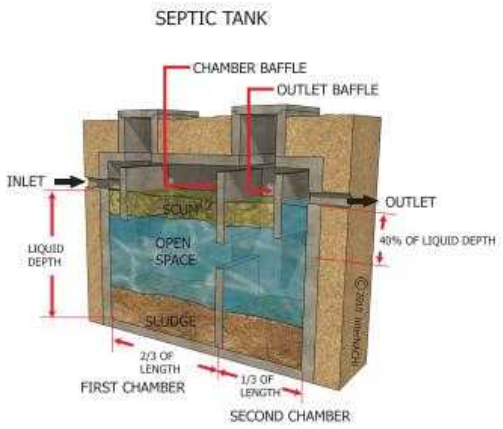
Inspector Name Michael Parker
Company Name The Neighborhood Home Inspector
Address 490 Beartown Road
City West Chazy State NY Zip 12992
E-Mail info@theneighborhoodhomeinspector.com
Inspection Company Phone Number 518-593-0642
File Number 130508A
Amount Received 350

Conditions

Others Present Seller Property Occupied Occupied
Inspection Date 5/8/2013
Start Time 8:30 End Time 12:30
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 70
Weather Cloudy Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached

General Information (Continued)

Sewage Disposal Septic How Verified Visual Inspection



Water Source Town How Verified Visual Inspection

Lots and Grounds

1. Satisfactory — Driveway: Asphalt
2. Satisfactory — Walks: Paver
3. Satisfactory — Steps Concrete
4. Satisfactory — Deck: Treated wood
5. Satisfactory — Grading: Flat, Grade in need of improvement at rear of home near sunroom. Create a 6" drop for every 10' away from the foundation. All other areas are satisfactory

6. Defective — Vegetation: Trees with typical lanscape mixture of plants and shrubs, Tree limbs over hang the roof and should be cut back to prevent mechanical and moisture damage to roof and siding areas

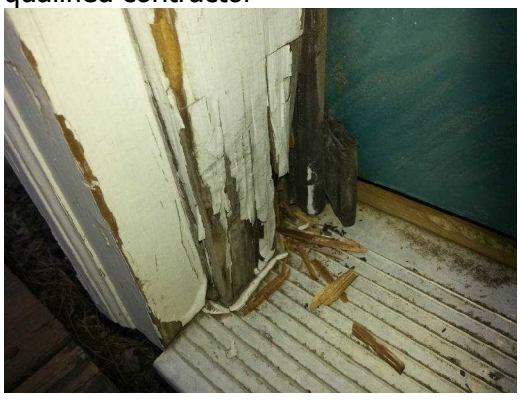
Exterior Surface and Components

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 of home Exterior Surface

1. Defective — Type: Composite Wood, Small amount of rot present at base of rear patio door and Front of home at chimney transition. Chimney transition area has water penetration into the basement at this location. Recommend further evaluation/correction by qualified contractor


2. Defective — Trim: Wood, Wood rot present at base of side door trim, Recommend correction/repair by qualified contractor




Exterior Surface and Components (Continued)

3. Satisfactory — Fascia: Wood, Painting needed at upper fascia

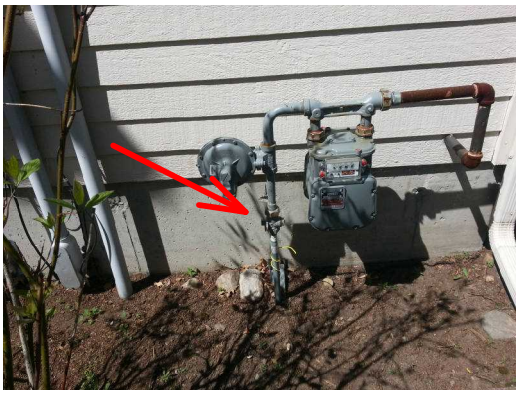
4. Satisfactory — Soffits: Wood
5. Satisfactory — Entry Doors: Metal
6. Defective — Windows: Vinyl casement, Several windows in need of sealing. Water allowed to get behind trim when not properly sealed

7. Not Inspected — Window Screens: Window screens are not evaluated. Many people choose to remove them for aesthetic or seasonal reasons. Also, they are easily damaged and can be removed after the inspection has taking place. If any screens are missing consult with current homeowners.
8. Marginal — Exterior Lighting: Surface mount, Photo sensor glass damaged. Light is still operational

9. Satisfactory — Exterior Electric Outlets: 110 VAC GFCI
10. Satisfactory — Hose Bibs: Rotary
11. Satisfactory — Gas Meter: Exterior surface mount at side of home

Exterior Surface and Components (Continued)

12. Satisfactory Main Gas Valve: Located at gas meter, This is your main shut off valve



Roof

The inspector shall inspect from on roof, ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs. The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arrester, or similar attachments.

Although roof covering materials are designed to protect the underlying home structure from moisture, most are not considered waterproof, but water resistant. They are designed to work together with an underlying membrane and the effectiveness of both the membrane and the roof covering material are dependant upon the material quality and the use of proper installation methods.

The following considerations may affect the life span of a roof...

- Roofing material quality

- Installation method

- Number of layers

- Structure orientation: South-facing roofs will have shorter lifespans.

- Degree of roof slope: Flatter roofs will have shorter lifespans.

- Climate (snow & rain): Harsh climates shorten roof lifespans.

- Temperature swings: climates with large daily temperature differentials will shorten roof lifespans.

- Building site conditions (overhanging tree branches, wind, etc.)

- Roof color: Darker roofs absorb more heat which shortens roof lifespan.

- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.

- Roof structure ventilation: Poor ventilation shortens roof lifespans.

- Quality of maintenance

Here are some other conditions that may affect your roof...

Roof (Continued)

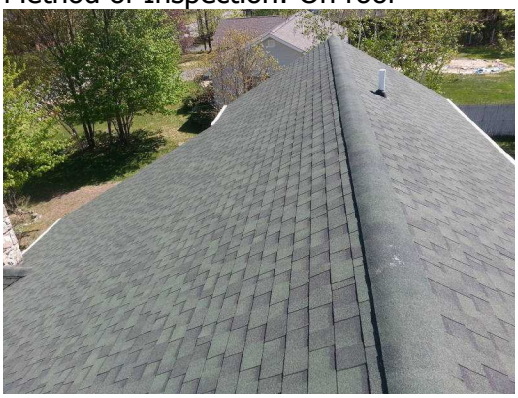
Physical abrasion: Avoid walking on the roof whenever possible. Always avoid stepping directly on areas where different roof planes meet such as valleys, hips and ridges. Tree limbs should be cut back so that they do not overhang the roof.

Freeze/thaw cycle-: Areas of the roof where snow collects or ice dams build are subject to more rapid deterioration.

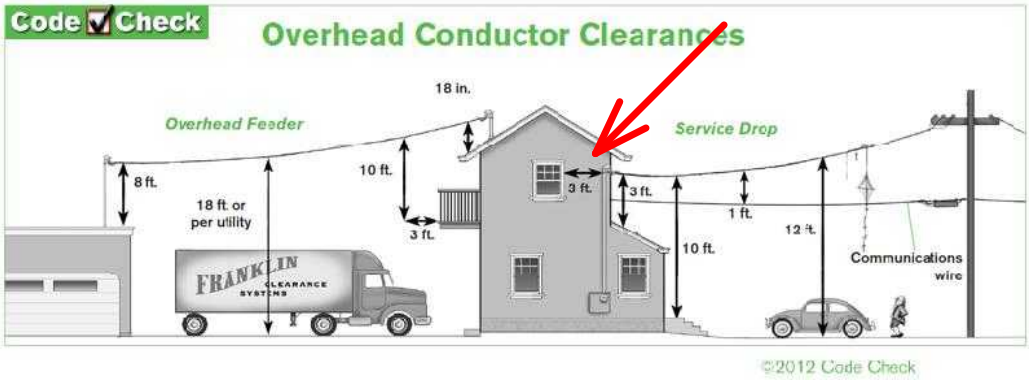
Debris accumulation will speed deterioration by holding moisture next to the shingles where it may cause freeze damage.

Main Roof Surface

1. Method of Inspection: On roof




2. Satisfactory — Unable to Inspect: 0%
3. Satisfactory — Material: Asphalt/Fiberglass shingle, Roof appeared serviceable at time of inspection. No prediction of future performance or warranties can be offered.
4. Type: Gable
5. Approx Age in Years: 7
6. Satisfactory — Flashing: Aluminum, Recommend monitoring all through the roof vents and projections as a part of routine maintenance
7. Satisfactory — Valleys: Asphalt shingle
8. Satisfactory — Skylights: Insulated glass
9. Satisfactory — Plumbing Vents: PVC
10. Safety Issue — Electrical Mast: Surface mount, Service entry cable should be installed at least 3 feet away from operable window. Currently installed about one foot from operational window. Safety issue



Roof (Continued)

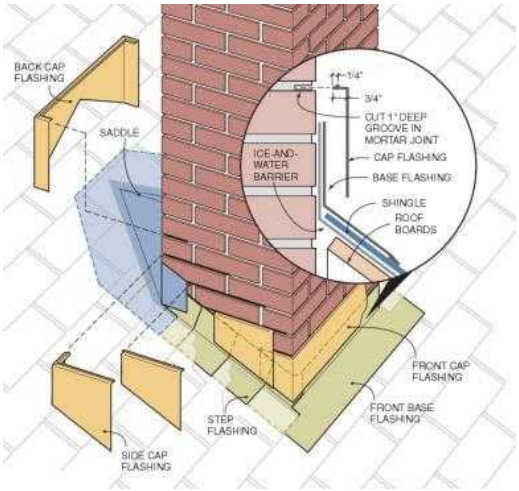
11. Satisfactory — Gutters: Aluminum

Main Chimney

12. Defective — Chimney: Brick, Chimney crown not properly installed. Crowns should be designed to deflect water and not collect it. Bricks missing and deteriorating. Consult with qualified mason for correction

13. Not Inspected — Flue: Metal, The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.

14. Defective — Chimney Flashing: Metal, Tar covered, Flashing not done in best practice. As currently done flashing will be prone to frequent maintenance and possible leaks, Recommend repair by qualified chimney specialist



Garage/Carport

FYI: The garage was inspected and reported on with the below information. While we make every effort to find all areas of concern, some areas can go unnoticed when there is a large amount of personal storage. The inspection did not involve moving personal belongings or furniture. Please be aware that we have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. We recommend that qualified contractors be used in any further inspections or repairs as they relate to the comments in this inspection report.

Side Garage

1. Type of Structure: Attached Car Spaces: 2
2. Satisfactory Garage Doors: Metal
3. Satisfactory Door Operation: Mechanized
4. Satisfactory Door Opener: Wayne Dalton
5. Safety Issue Service Doors: Metal, Doors from attached garages into the home should be self closing per current safety standards. Activate spring loaded hinges to correct
6. Safety Issue Walls: Drywall/Plaster, All penetrations in firewall should be sealed. Harmful carbon monoxide gasses can escape into home when firewalls are compromised. PVC pipes should not penetrate firewalls, A qualified contractor is recommended to repair as needed


7. Satisfactory Floor/Foundation: Poured concrete
8. Safety Issue Electrical: 110 VAC outlets/lighting circuits, Non-GFCI protected electrical receptacles can be upgraded to GFCI for improved safety.

   Ground Fault Circuit Interrupter(GFCI), is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps of current imbalance is detected--this is faster than a person's nervous system can react! Current building standards require GFCI's at kitchen counters, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally required to be GFCI protected. This is protection against electrical shock. GFCI's should be tested monthly to ensure proper operation.
9. Not Present Heating:
10. Not Present Windows:

Basement

Main Basement

1. Satisfactory Unable to Inspect: 0%
2. Satisfactory Ceiling: Exposed framing
3. Satisfactory Walls: Concrete
4. Satisfactory Floor: Poured
5. Satisfactory Windows: Vinyl slider

Basement (Continued)

6. Marginal — Electrical: 110 VAC outlets/lighting circuits, All junction boxes should be covered

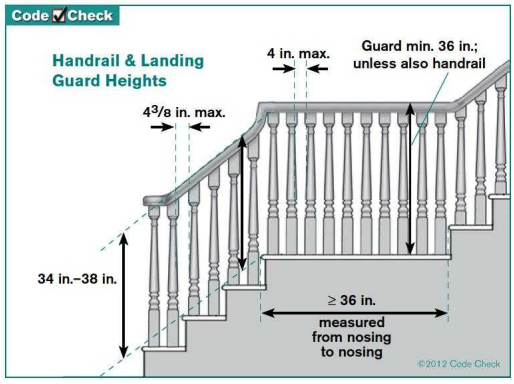
7. Not Present — HVAC Source:
8. Satisfactory — Insulation: Fiberglass, Add insulation when missing. Cold air will enter at missing locations

9. Satisfactory — Ventilation: Windows
10. Not Present — Sump Pump:
11. Not Present — Moisture Location: Nothing observed at time of inspection
12. Satisfactory — Basement Stairs/Railings: Wood stairs/wood handrails
13. Defective — Pest Present? Yes, The basement had evidence of rodent activity indicating there has been intrusion by pests which should be addressed. Rodents can cause chewing damage to home materials including electrical wiring, and can spread serious diseases. Rodents should be removed and the points of entry found and blocked. You should consult with a pest control service to discuss options and costs for removal, all necessary repairs of any damage, and prevention.

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. Safety Issue Stairs/Handrails: Wood stairs with wood handrails, Spacing between guardrails appears larger than 4" which may allow small children to crawl through the space. Client may wish to reduce spacing as a child safety enhancement



9. Defective Subfloor: OSB, Wood rot present front portion of home near chimney area, Rim joists and sub floor damaged at this area. A qualified contractor is recommended to evaluate and estimate repairs

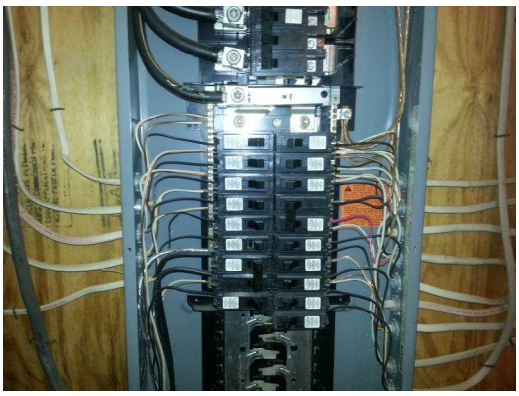
Structure (Continued)

Subfloor: (continued)

Electrical

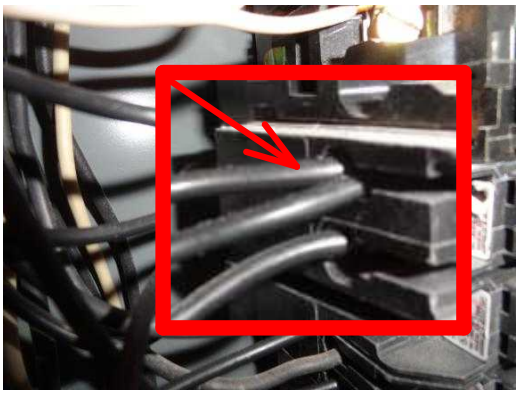
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities 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. Satisfactory Service: Aluminum, The electrical system for this home consists of a single-phase, 3-wire, 120/240-volt service

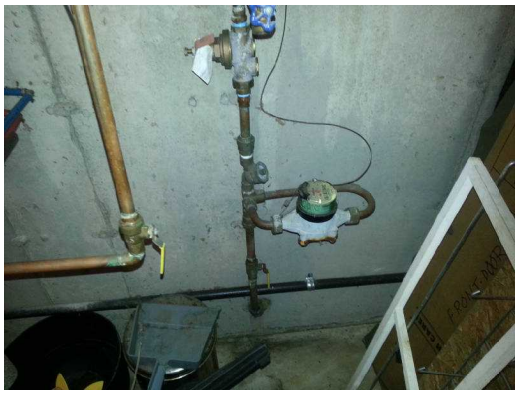


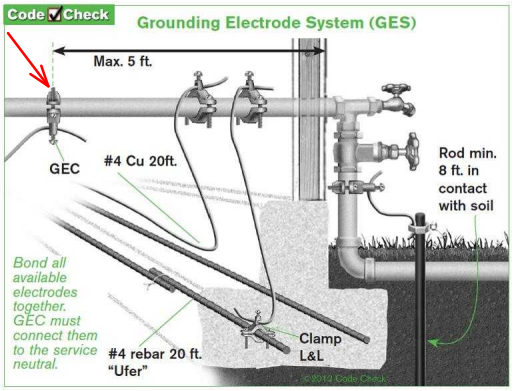
Electrical (Continued)

3. Defective — 120 VAC Branch Circuits: Copper, Double tapped hot conductors present at breakers. Breakers are designed for only one conductor per terminal. This condition requires repair



4. Satisfactory — 240 VAC Branch Circuits: Copper and aluminum
5. Not Present — Aluminum Wiring: Stranded only, The house is wired with a combination of copper and aluminum wiring. Copper is used on the 120 volt lighting and outlet circuits while aluminum stranded wiring is used for some 240 volt appliance circuits. This is a typical application. No single stranded aluminum wire was observed
6. Satisfactory — Conductor Type: Romex
7. Safety Issue — Ground: Ground rods, Recommend grounding water lines within 5' of water service entry into home





8. Safety Issue — Smoke Detectors: Battery operated, Recommend adding smoke alarms to all levels of the home and in all sleeping areas. Recommend adding carbon monoxide detectors near any fuel burning appliance/stove and on the main level of the home

Basement Electric Panel

9. Marginal — Manufacturer: Square D, Open "knock-out" holes present, insert "blank-out" cap to close openings and to prevent accidental touching of exposed areas. This also will help contain any arc flashes within panel. Metal knockout replacement parts are recommended for improved safety

Electrical (Continued)

Manufacturer: (continued)

10. Maximum Capacity: 200 Amps
11. Satisfactory Main Breaker Size: 200 Amps
12. Satisfactory Breakers: Copper
13. Not Present AFCI:
14. Not Present GFCI: Recommend adding when missing from baths, kitchen counters, exterior, garages and all wet locations, The purpose of a GFCI (Ground Fault Circuit Interrupt) circuit is to provide positive protection against a shock hazard since it will "trip" almost instantaneously, thus protecting you. Should a GFCI circuit interrupter "trip" simply reset it for continued operation. Periodically, you should test the GFCI circuit interrupter for proper operation by pressing the "test" button. GFCI's are more sensitive than circuit breakers and provide far better protection for you in high-risk areas.
15. Is the panel bonded? Yes

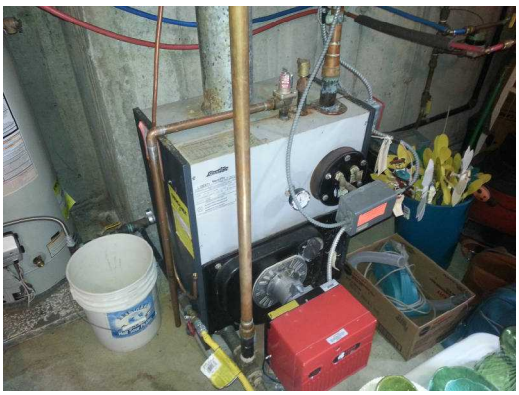
Heating System

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.

Main Heating System

1. Satisfactory Heating System Operation: Appears functional, The heating system was operated using normal controls and found to be in satisfactory condition at time of inspection. All heating equipment requires an annual inspection by a qualified heating contractor to ensure safe and efficient operation.

   No service records are present so it's recommended to have unit serviced before it's used.



Heating System (Continued)

2. Manufacturer: Slant Fin
3. 

4. Type: Boiler hot water system Capacity: 150,000 BTU'S Approximate
5. Area Served: Whole building Approximate Age: 19 Years
6. Fuel Type: Natural gas
7. Satisfactory Heat Exchanger: 1 Burner
8. Unable to Inspect: 85%
9. Satisfactory Distribution: Baseboard
10. Satisfactory Circulator: Pump
11. Marginal Draft Control: Automatic, Damper does not move during operation (typically will float). Repair or replace
12. Satisfactory Flue Pipe: Double wall
13. Satisfactory Devices: Temp gauge, Pressure gauge, Expansion tank
14. Satisfactory Thermostats: Individual
15. Satisfactory Safety Switch Location: Top of stairs, This switch will turn your heating system off in case of an emergency

16. Not Inspected Fuel Tank: Oil tank, Not used. Switched to natural gas
17. Tank Location: Basement

Heating System (Continued)

18. Suspected Asbestos: Yes, Suspected friable asbestos present. Appears to be in a friable (deteriorated) condition at various locations. Asbestos can be a health hazard when friable fibers can become airborne. Recommend inspection by a qualified asbestos contractor for best corrective measures

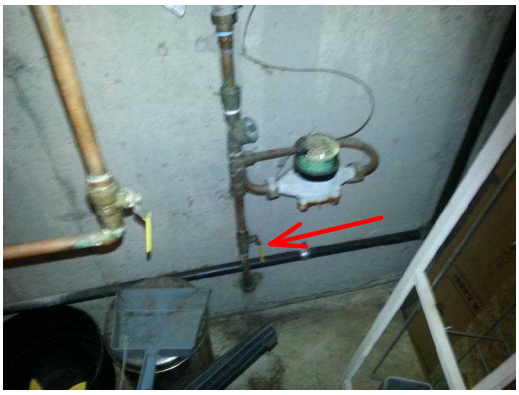

Plumbing

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. Marginal Service Line: Copper, Excessive rust on bottom of water meter. Recommend replacement by town

Plumbing (Continued)

2. Satisfactory — Main Water Shutoff: Basement, This is your main water shutoff for the home



3. Satisfactory — Water Lines: Copper
4. Marginal — Drain Pipes: PVC, Damaged pipe present under laundry bathroom. Sign of past or present leaks above this area. Repair as needed

5. Satisfactory — Service Caps: Accessible
6. Satisfactory — Vent Pipes: PVC
7. Safety Issue — Gas Service Lines: Black iron, CSST, Recommend bonding all gas lines within the home

Basement Water Heater

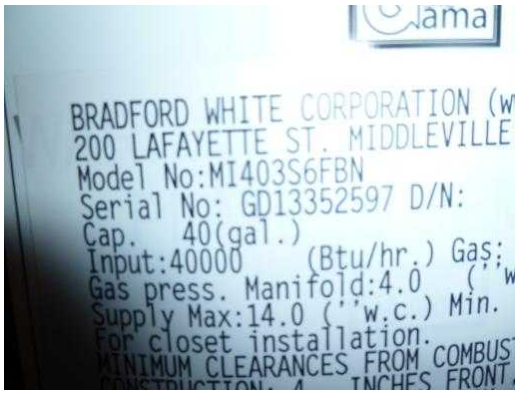
8. Defective — Water Heater Operation: Functional at time of inspection,

   PEX tubing should not be installed within the first 18" of piping connected to a gas water heater. PEX should also be kept at least 6" away from flue pipe due to the heat generated. Recommend replacing with copper piping where it enters tank

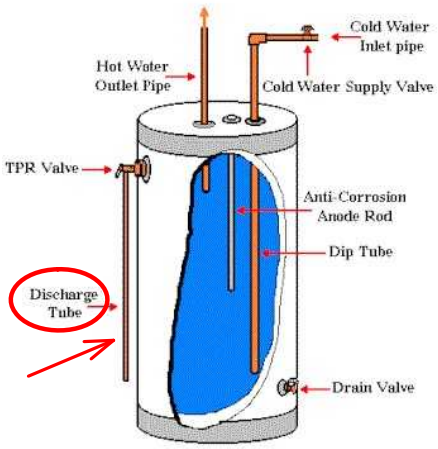
9. Manufacturer: Bradford-White

Plumbing (Continued)

10.



11. Type: Natural gas Capacity in Gallons: 40
12. Approximate Age: 3 Years Area Served: Whole building
13. Satisfactory Flue Pipe: Double wall
14. Safety Issue TPRV and Drain Tube: Missing, Missing discharge drain tube. Add drain tube and direct to within 6" of the floor to prevent scolding in case of discharge



15. Safety Issue Water Temperature 136, Water temperature is too high. You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Laundry Room/Area

Bath Laundry Room/Area

1. Not Present Closet:
2. Satisfactory Electrical: 110 VAC
3. Satisfactory Washer Hose Bib: Lever
4. Satisfactory Washer and Dryer Electrical: 110-240 VAC
5. Defective Dryer Vent: Missing, Dryer does not vent to exterior. All dryers should terminate at the exterior of the home. Currently goes into basement
6. Satisfactory Washer Drain: Wall mounted drain

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: General Electric, Stove and burners were operated and found to be in good working condition at time of inspection

2. Satisfactory Ventilator: Broan
3. Satisfactory Dishwasher: Insinkerator, The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection
4. Satisfactory Refrigerator: Amana
5. Satisfactory Sink: Stainless Steel
6. Safety Issue Electrical: 110 VAC GFCI, All countertop receptacles should be GFCI protected for added safety

The purpose of a GFCI (Ground Fault Circuit Interrupt) circuit is to provide positive protection against a shock hazard since it will "trip" almost instantaneously, thus protecting you. Should a GFCI circuit interrupter "trip" simply reset it for continued operation. Periodically, you should test the GFCI circuit interrupter for proper operation by pressing the "test" button. GFCI's are more sensitive than circuit breakers and provide far better protection for you in high-risk areas.

7. Satisfactory Plumbing/Fixtures: PVC drain pipes with chrome fixtures, Fixtures operated and working satisfactory at time of inspection

Kitchen (Continued)

8. Satisfactory Counter Tops: Formica
9. Satisfactory Cabinets: Laminate and wood
10. Satisfactory Pantry: Single standard
11. Satisfactory Ceiling: Drywall/Plaster
12. Satisfactory Walls: Drywall/Plaster
13. Satisfactory Floor: Vinyl floor covering
14. Not Present Doors:
15. Satisfactory Windows: Vinyl casement
16. Not Present HVAC Source:
17. Important notice about safety recalls: We highly recommend every home owner use recall web sites such as http://www.cpsc.gov/ or http://wemakeitsafer.com/ to check for recalls on appliances and other consumer products. A home inspector can not possibly know about all safety recalls and these sites can immediately check for past safety recalls or concerns and also email any future recalls for any products checked. These services are offered free of charge to you. Typically all you will need is the model and the serial number from the appliance. Digital photos can provide a good reference.

Bathroom

Limitations of Bathroom Inspection:

All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property. Any repair items mentioned in this report should be considered before purchase. We recommend that qualified contractors be used in any further inspections or repairs as they relate to the comments in this inspection report.

Master Bathroom

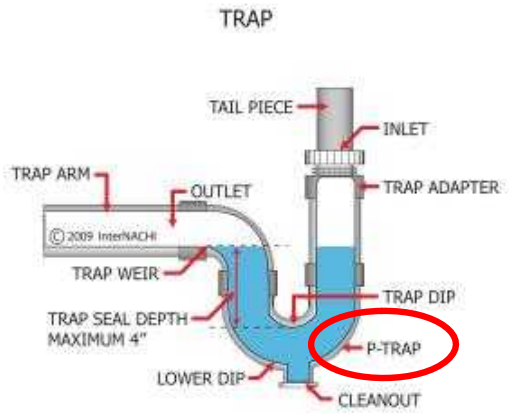
1. Not Present Closet:

2. Satisfactory Ceiling: Drywall/Plaster

Bathroom (Continued)

3. Marginal — Walls: Drywall/Plaster, Repair as needed. Shower spray has hit wall at this area causing damage

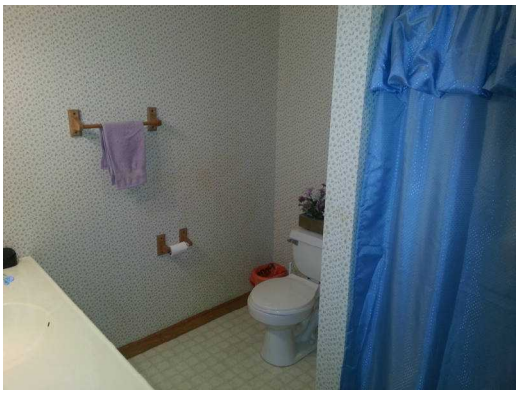
4. Satisfactory — Floor: Vinyl floor covering
5. Satisfactory — Doors: Hollow wood
6. Satisfactory — Windows: Vinyl casement
7. Satisfactory — Electrical: 110 VAC GFCI
8. Satisfactory — Counter/Cabinet: Laminate and wood
9. Satisfactory — Sink/Basin: Molded single bowl
10. Satisfactory — Faucets/Traps: Chrome fixtures/PVC trap, Older style S Trap used. S traps are prone to sewer gas odors. Recommend upgrading to current P trap where possible



11. Satisfactory — Shower/Surround: Fiberglass pan and fiberglass surround
12. Satisfactory — Toilets: Standard Porcelain, Toilet operated properly at time of inspection
13. Satisfactory — HVAC Source: Hot water baseboard
14. Satisfactory — Ventilation: Window & Electric ventilation fan

2nd floor main Bathroom

15. Not Present — Closet:



16. Satisfactory — Ceiling: Drywall/Plaster

Bathroom (Continued)

17. Satisfactory Walls: Drywall/Plaster
18. Satisfactory Floor: Vinyl floor covering
19. Satisfactory Doors: Hollow wood
20. Not Present Windows:
21. Satisfactory Electrical: 110 VAC GFCI
22. Satisfactory Counter/Cabinet: Laminate and wood
23. Satisfactory Sink/Basin: Molded single bowl
24. Satisfactory Faucets/Traps: Chrome fixtures/PVC trap, Faucet/traps operated properly at time of inspection
25. Satisfactory Shower/Surround: Fiberglass pan and fiberglass surround
26. Satisfactory Toilets: Standard Porcelain, Toilet operated properly at time of inspection
27. Not Present HVAC Source:
28. Satisfactory Ventilation: Electric ventilation fan

1/2 Bath Bathroom

29. Not Present Closet:

30. Satisfactory Ceiling: Sheetrock/Plaster
31. Satisfactory Walls: Sheetrock/Plaster
32. Satisfactory Floor: Vinyl floor covering
33. Satisfactory Doors: Hollow wood
34. Satisfactory Windows: Vinyl casement
35. Marginal Electrical: Lighting only, Recommend adding receptacle for bathroom. None present. GFCI receptacles are recommended in baths for improved safety
36. Satisfactory Sink/Basin: Pedestal
37. Defective Faucets/Traps: Chrome fixtures/PVC trap, Active leak at hot water supply, This condition requires repair

38. Marginal Toilets: Standard Porcelain, Toilet loose at floor. This can require simply tightening the bolts or replacement of the wax seal and or adding a flange extender when needed at thicker floors
39. Satisfactory HVAC Source: Hot water baseboard

Bathroom (Continued)

40. Satisfactory Ventilation: Window & Electric ventilation fan

Bedroom

Limitations of Interior Inspection:

The interior of the home was inspected and reported on with the above information. While we make 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 we have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. We recommend that qualified contractors be used in any further inspections or repairs as they relate to the comments in this inspection report.

Second floor bed #1 Bedroom

1. Satisfactory Closet: Standard single, Door has come off track

2. Satisfactory Ceiling: Drywall/Plaster
3. Satisfactory Walls: Drywall/Plaster
4. Satisfactory Floor: Carpet
5. Satisfactory Doors: Hollow wood
6. Satisfactory Windows: Vinyl casement
7. Safety Issue Electrical: 110 VAC, Reversed polarity present at receptacle (white and black wires on wrong terminals). Located behind door
8. Satisfactory HVAC Source: Hot water baseboard
9. Safety Issue Smoke Detector: Missing, Recommend adding smoke alarm to this room for added safety

Second floor bed #2 Bedroom

10. Satisfactory Closet: Standard single

11. Satisfactory Ceiling: Drywall/Plaster
12. Satisfactory Walls: Drywall/Plaster
13. Marginal Floor: Carpet, Carpet very soiled

Bedroom (Continued)

14. Satisfactory Doors: Hollow wood
15. Satisfactory Windows: Vinyl casement
16. Satisfactory Electrical: 110 VAC
17. Satisfactory HVAC Source: Hot water baseboard
18. Safety Issue Smoke Detector: Missing, Recommend adding smoke alarm to this room for added safety

Second floor bed #3 Bedroom

19. Satisfactory Closet: Walk In

20. Satisfactory Ceiling: Drywall/Plaster
21. Satisfactory Walls: Drywall/Plaster
22. Marginal Floor: Carpet, Carpet soiled and needs to be re-stretched. Ripples in carpet can create trip hazards
23. Satisfactory Doors: Hollow wood
24. Satisfactory Windows: Vinyl casement
25. Satisfactory Electrical: 110 VAC
26. Satisfactory HVAC Source: Hot water baseboard
27. Safety Issue Smoke Detector: Missing, Recommend adding smoke alarm to this room for added safety

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.

Dining Room Living Space

1. Not Present Closet:

2. Satisfactory Ceiling: Drywall/Plaster

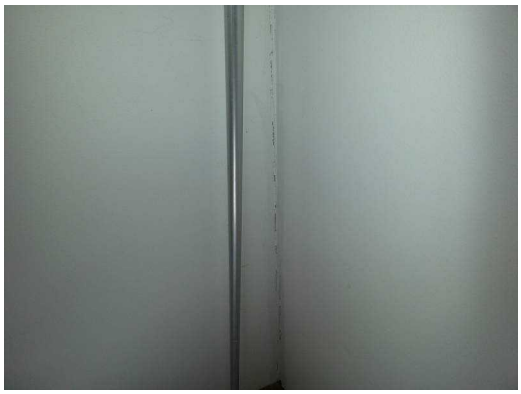
Living Space (Continued)

3. Satisfactory Walls: Drywall/Plaster
4. Satisfactory Floor: Carpet
5. Satisfactory Doors: Sliding glass
6. Satisfactory Windows: Vinyl casement
7. Satisfactory Electrical: 110 VAC
8. Satisfactory HVAC Source: Hot water baseboard
9. Not Present Smoke Detector:

Sun room Living Space

10. Not Present Closet:

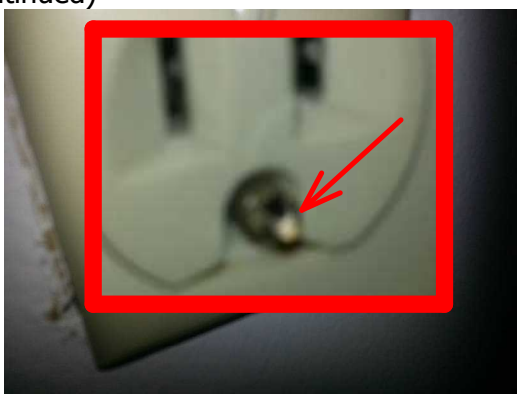
11. Satisfactory Ceiling: Wood, T & G
12. Marginal Walls: Drywall/Plaster, All corners of drywall in need of repair. Moisture stains at top of wall not active when tested at time of inspection

13. Satisfactory Floor: Tile
14. Satisfactory Doors: Sliding glass
15. Satisfactory Windows: Vinyl casement
16. Safety Issue Electrical: 110 VAC, Metal object present in receptacle. This receptacle and one next to it are ungrounded, Replace/repair as needed

Living Space (Continued)

Electrical: (continued)



17. Satisfactory HVAC Source: Radiant in-floor
18. Not Present Smoke Detector: Recommend adding smoke alarm to this room for added safety if used as sleeping area

Living Room Living Space

19. Not Present Closet:

20. Satisfactory Ceiling: Drywall/Plaster
21. Satisfactory Walls: Drywall/Plaster
22. Satisfactory Floor: Carpet, Tile
23. Satisfactory Doors: Entry way
24. Satisfactory Windows: Vinyl casement

Living Space (Continued)

25. Defective — Electrical: 110 VAC, Fan inoperable, Recommend correction by qualified electrical contractor

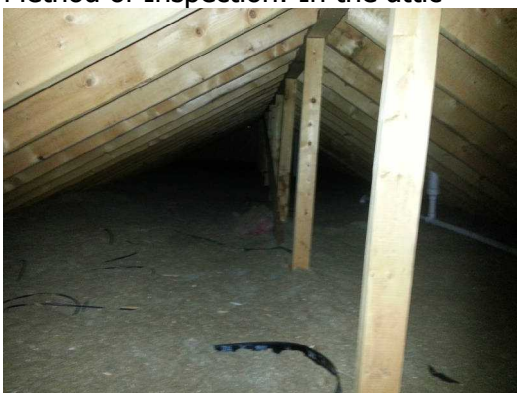
26. Satisfactory — HVAC Source: Hot water baseboard
27. Safety Issue — Smoke Detector: Missing, Recommend adding carbon monoxide detector to this room for added safety, Fireplace/woodstove present

Attic

The home inspector shall observe: Insulation and vapor retarder 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 Attic

1. Method of Inspection: In the attic



2. Satisfactory — Unable to Inspect: 0%
3. Satisfactory — Roof Framing: Rafter
4. Satisfactory — Sheathing: Plywood
5. Satisfactory — Ventilation: Ridge/soffit
6. Satisfactory — Insulation: Loose,

Attic (Continued)

7. Satisfactory — Insulation Depth: 12 Plus, The following table illustrates typical R-values per inch for the most commonly used insulation types.

Material	*R-Value Per Inch of Thickness*
Cellulose loose fill	3.1–3.7
Fiberglass batts (blankets)	2.7–3.7
Fiberglass loose fill	2.1–3.4
Mineral wool batts (blankets)	3.1–3.6
Mineral wool loose fill	2.7–3.2
Polystyrene rigid board	5.0–5.6
Polyurethane rigid board	6.3–7.7
Urea-formaldehyde resin	4.1–4.8

8. Satisfactory — Wiring/Lighting: 110 VAC
9. Not Present — Moisture Penetration: Nothing observed at time of inspection
10. Defective — Bathroom Fan Venting: Electric fan, The Exhaust fan vents into the soffit. All exhaust fans must terminate to the exterior. Possible microbial growth at this location, Recommend correction by qualified contractor

Fireplace/Wood Stove

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection

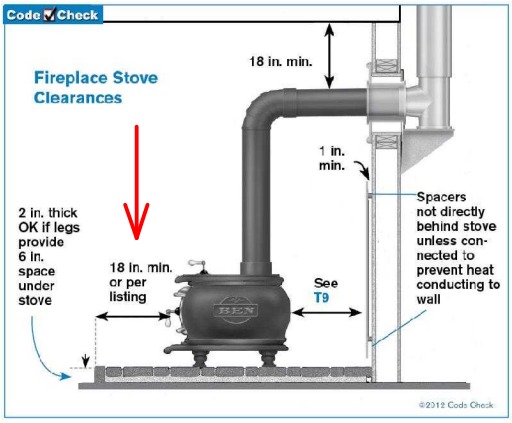
Living Room Fireplace

1. Satisfactory — Freestanding Stove: Metal wood stove
2. Type: Wood burning

Fireplace/Wood Stove (Continued)

3. Defective — Flue: Metal, No flue liner present within chimney, Recommend repair by qualified contractor

4. Satisfactory — Damper: Metal
5. Safety Issue — Hearth: Cultered stone, Front of stove should have at least an 18" clearance to combustible flooring. As currently installed clearance is lees than 6 inches



Outbuilding

Rear of home Outbuilding

1. Satisfactory — Exterior Surface: Vinyl siding
2. Satisfactory — Roof: Asphalt shingle
3. Satisfactory — Roof Structure: Wood truss
4. Satisfactory — Ceiling: Exposed framing
5. Satisfactory — Walls: Exposed Framing
6. Satisfactory — Floor: Poured concrete
7. Defective — Foundation: Poured slab, Foundation in poor condition throughout. Bowing walls with displaced cracks present in multiple areas. Temporary supports that have been added were not installed in best practice. Wood rot prent at several support beams. A structural engineer is recommended to evaluate and estimate repairs

   Building should not be considered safe till evaluated by engineer

Outbuilding (Continued)

Foundation: (continued)




8. Satisfactory Doors: Metal
9. Satisfactory Windows: Vinyl double hung
10. Satisfactory Electrical: 110 VAC
11. Not Present HVAC Source:

Final Comments

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

Final Comments (Continued)

readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets or rugs, nor do we remove or rearrange items within closets, basements, garages, or cabinets. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible and contact us immediately if any adverse conditions are observed that were not reported on in your inspection report.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Exterior Lighting: Surface mount, Photo sensor glass damaged. Light is still operational

Basement

2. Main Basement Electrical: 110 VAC outlets/lighting circuits, All junction boxes should be covered

Electrical

3. Basement Electric Panel Manufacturer: Square D, Open "knock-out" holes present, insert "blank-out" cap to close openings and to prevent accidental touching of exposed areas. This also will help contain any arc flashes within panel. Metal knockout replacement parts are recommended for improved safety

Marginal Summary (Continued)

Heating System

4. Main Heating System Draft Control: Automatic, Damper does not move during operation (typically will float). Repair or replace

Plumbing

5. Service Line: Copper, Excessive rust on bottom of water meter. Recommend replacement by town

6. Drain Pipes: PVC, Damaged pipe present under laundry bathroom. Sign of past or present leaks above this area. Repair as needed

Bathroom

7. Master Bathroom Walls: Drywall/Plaster, Repair as needed. Shower spray has hit wall at this area causing damage

8. 1/2 Bath Bathroom Electrical: Lighting only, Recommend adding receptacle for bathroom. None present. GFCI receptacles are recommended in baths for improved safety
9. 1/2 Bath Bathroom Toilets: Standard Porcelain, Toilet loose at floor. This can require simply tightening the bolts or replacement of the wax seal and or adding a flange extender when needed at thicker floors

Marginal Summary (Continued)

Bedroom

10. Second floor bed #2 Bedroom Floor: Carpet, Carpet very soiled
11. Second floor bed #3 Bedroom Floor: Carpet, Carpet soiled and needs to be re-stretched. Ripples in carpet can create trip hazards

Living Space

12. Sun room Living Space Walls: Drywall/Plaster, All corners of drywall in need of repair. Moisture stains at top of wall not active when tested at time of inspection


Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

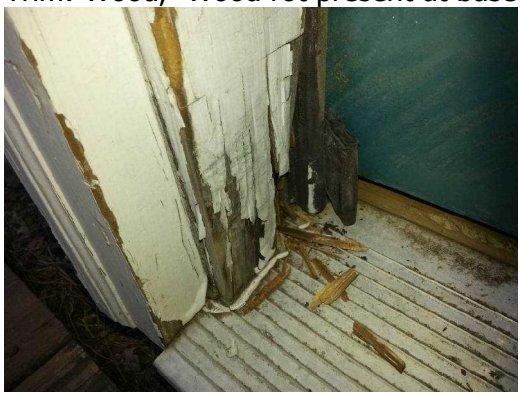
Lots and Grounds

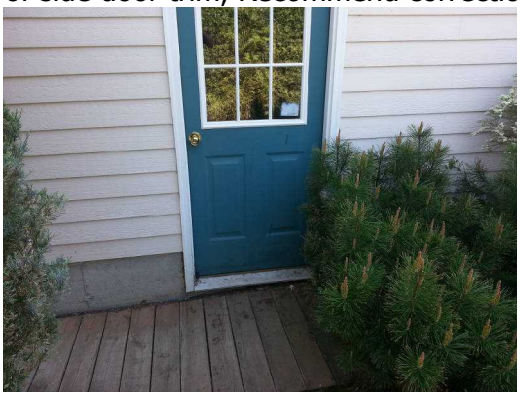
1. Vegetation: Trees with typical lanscape mixture of plants and shrubs, Tree limbs over hang the roof and should be cut back to prevent mechanical and moisture damage to roof and siding areas

Exterior Surface and Components

2. All of home Exterior Surface Type: Composite Wood, Small amount of rot present at base of rear patio door and Front of home at chimney transition. Chimney transition area has water penetration into the basement at this location. Recommend further evaluation/correction by qualified contractor

3. Trim: Wood, Wood rot present at base of side door trim, Recommend correction/repair by qualified contractor





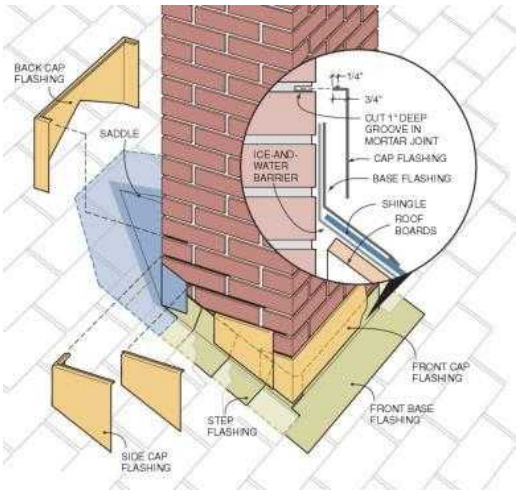
Defective Summary (Continued)

4. Windows: Vinyl casement, Several windows in need of sealing. Water allowed to get behind trim when not properly sealed

Roof

5. Main Chimney Chimney: Brick, Chimney crown not properly installed. Crowns should be designed to deflect water and not collect it. Bricks missing and deteriorating. Consult with qualified mason for correction

6. Main Chimney Chimney Flashing: Metal, Tar covered, Flashing not done in best practice. As currently done flashing will be prone to frequent maintenance and possible leaks, Recommend repair by qualified chimney specialist



Basement

7. Main Basement Pest Present? Yes, The basement had evidence of rodent activity indicating there has been intrusion by pests which should be addressed. Rodents can cause chewing damage to home materials including electrical wiring, and can spread serious diseases. Rodents should be removed and the points of entry found and blocked. You should consult with a pest control service to discuss options and costs for removal, all necessary repairs of any damage, and prevention.

Defective Summary (Continued)

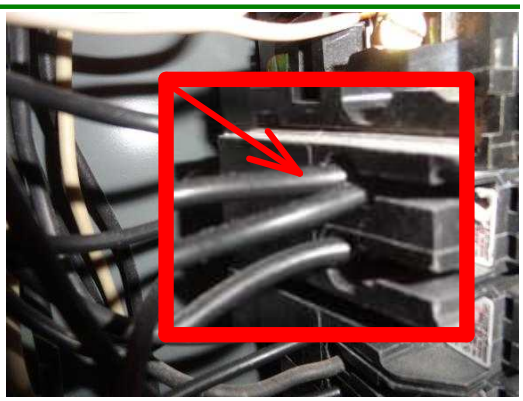
Structure

8. Subfloor: OSB, Wood rot present front portion of home near chimney area, Rim joists and sub floor damaged at this area. A qualified contractor is recommended to evaluate and estimate repairs



Electrical

9. 120 VAC Branch Circuits: Copper, Double tapped hot conductors present at breakers. Breakers are designed for only one conductor per terminal. This condition requires repair



Defective Summary (Continued)

Plumbing

10. Basement Water Heater Water Heater Operation: Functional at time of inspection,
PEX tubing should not be installed within the first 18" of piping connected to a gas water heater. PEX should also be kept at least 6" away from flue pipe due to the heat generated. Recommend replacing with copper piping where it enters tank

Laundry Room/Area

11. Bath Laundry Room/Area Dryer Vent: Missing, Dryer does not vent to exterior. All dryers should terminate at the exterior of the home. Currently goes into basement

Bathroom

12. 1/2 Bath Bathroom Faucets/Traps: Chrome fixtures/PVC trap, Active leak at hot water supply, This condition requires repair

Living Space

13. Living Room Living Space Electrical: 110 VAC, Fan inoperable, Recommend correction by qualified electrical contractor

Defective Summary (Continued)

Attic

14. Main attic Attic Bathroom Fan Venting: Electric fan, The Exhaust fan vents into the soffit. All exhaust fans must terminate to the exterior. Possible microbial growth at this location, Recommend correction by qualified contractor

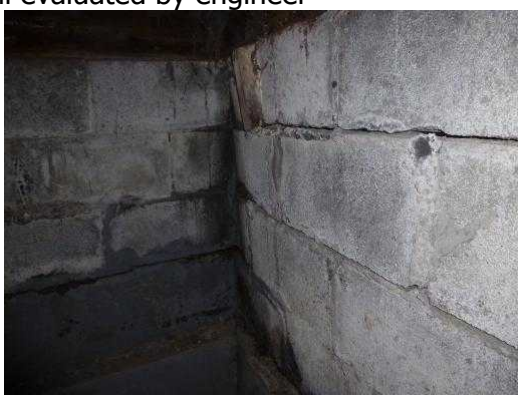
Fireplace/Wood Stove

15. Living Room Fireplace Flue: Metal, No flue liner present within chimney, Recommend repair by qualified contractor

Outbuilding

16. Rear of home Outbuilding Foundation: Poured slab, Foundation in poor condition throughout. Bowing walls with displaced cracks present in multiple areas. Temporary supports that have been added were not installed in best practice. Wood rot prent at several support beams. A structural engineer is recommended to evaluate and estimate repairs

    Building should not be considered safe till evaluated by engineer



Outbuilding (Continued)

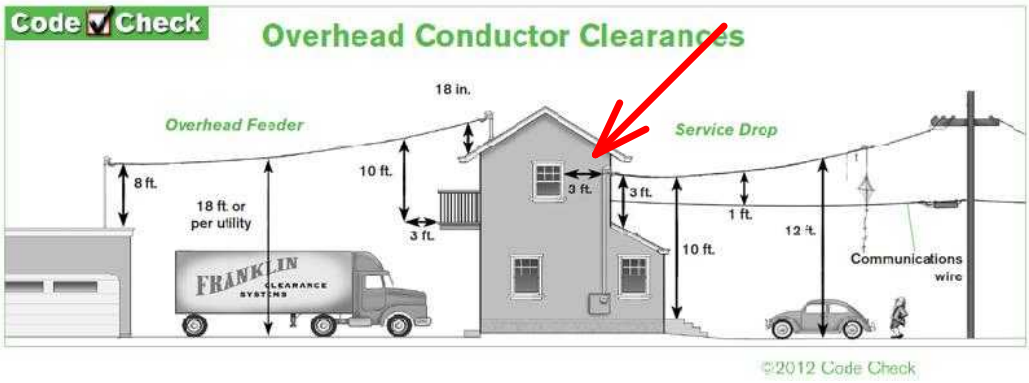
Foundation: (continued)


Safety Issue Summary

Safety issue items should be taking care of immediately.

Roof

1. Electrical Mast: Surface mount, Service entry cable should be installed at least 3 feet away from operable window. Currently installed about one foot from operational window. Safety issue



Garage/Carport

2. Side Garage Service Doors: Metal, Doors from attached garages into the home should be self closing per current safety standards. Activate spring loaded hinges to correct
3. Side Garage Walls: Drywall/Plaster, All penetrations in firewall should be sealed. Harmful carbon monoxide gasses can escape into home when firewalls are compromised. PVC pipes should not penetrate firewalls, A qualified contractor is recommended to repair as needed

4. Side Garage Electrical: 110 VAC outlets/lighting circuits, Non-GFCI protected electrical receptacles can be upgraded to GFCI for improved safety.

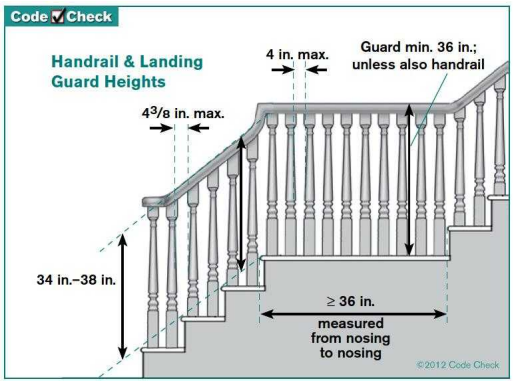
   Ground Fault Circuit Interrupter(GFCI), is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps of current imbalance is detected--this is faster than a person's nervous system can react! Current building standards require GFCI's at kitchen counters, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally required to be GFCI protected. This is protection
   against electrical shock. GFCI's should be tested monthly to ensure proper operation.

Structure

5. Stairs/Handrails: Wood stairs with wood handrails, Spacing between guardrails appears larger than 4" which may allow small children to crawl through the space. Client may wish to reduce spacing as a child safety enhancement

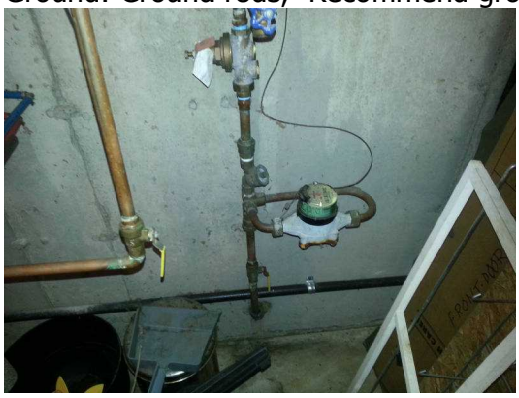
Structure (Continued)

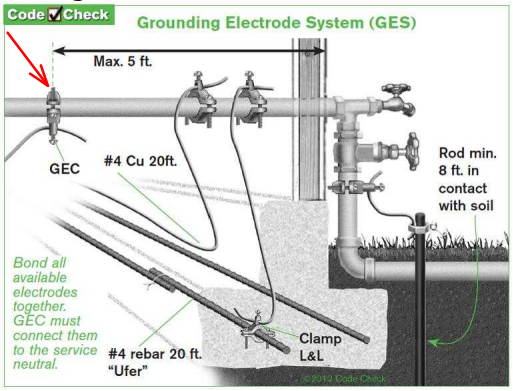
Stairs/Handrails: (continued)



Electrical

6. Ground: Ground rods, Recommend grounding water lines within 5' of water service entry into home





7. Smoke Detectors: Battery operated, Recommend adding smoke alarms to all levels of the home and in all sleeping areas. Recommend adding carbon monoxide detectors near any fuel burning appliance/stove and on the main level of the home

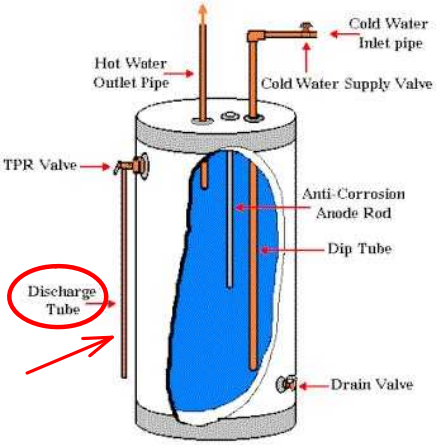
Heating System

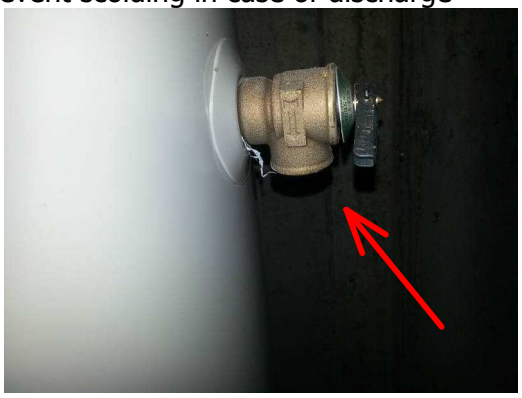
8. Suspected Asbestos: Yes, Suspected friable asbestos present. Appears to be in a friable (deteriorated) condition at various locations. Asbestos can be a health hazard when friable fibers can become airborne. Recommend inspection by a qualified asbestos contractor for best corrective measures

Safety Issue Summary (Continued)

Plumbing

9. Gas Service Lines: Black iron, CSST, Recommend bonding all gas lines within the home
10. Basement Water Heater TPRV and Drain Tube: Missing, Missing discharge drain tube. Add drain tube and direct to within 6" of the floor to prevent scolding in case of discharge





11. Basement Water Heater Water Temperature 136, Water temperature is too high. You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Kitchen

12. 1st Floor Kitchen Electrical: 110 VAC GFCI, All countertop receptacles should be GFCI protected for added safety

    The purpose of a GFCI (Ground Fault Circuit Interrupt) circuit is to provide positive protection against a shock hazard since it will "trip" almost instantaneously, thus protecting you. Should a GFCI circuit interrupter "trip" simply reset it for continued operation. Periodically, you should test the GFCI circuit interrupter for proper operation by pressing the "test" button. GFCI's are more sensitive than circuit breakers and provide far better protection for you in high-risk areas.

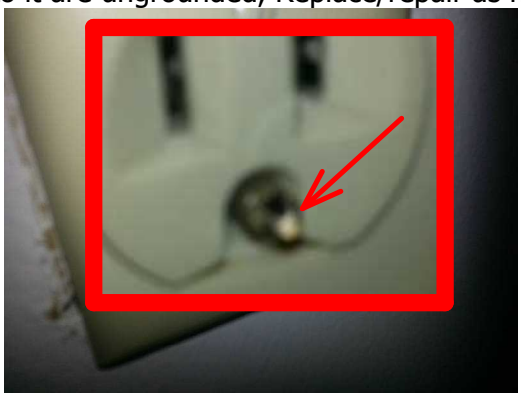
Bedroom

13. Second floor bed #1 Bedroom Electrical: 110 VAC, Reversed polarity present at receptacle (white and black wires on wrong terminals). Located behind door
14. Second floor bed #1 Bedroom Smoke Detector: Missing, Recommend adding smoke alarm to this room for added safety
15. Second floor bed #2 Bedroom Smoke Detector: Missing, Recommend adding smoke alarm to this room for added safety
16. Second floor bed #3 Bedroom Smoke Detector: Missing, Recommend adding smoke alarm to this room for added safety

Safety Issue Summary (Continued)

Living Space

17. Sun room Living Space Electrical: 110 VAC, Metal object present in receptacle. This receptacle and one next to it are ungrounded, Replace/repair as needed



18. Living Room Living Space Smoke Detector: Missing, Recommend adding carbon monoxide detector to this room for added safety, Fireplace/woodstove present

Fireplace/Wood Stove

19. Living Room Fireplace Hearth: Cultered stone, Front of stove should have at least an 18" clearance to combustible flooring. As currently installed clearance is lees than 6 inches