

# **TOTAL HOME INSPECTION**

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*Your Inspection Report  
Created for.*

*John & Mary Somebody*

28 Some St.

Somewhere, NY. 17772

March 19 2007



99 Hope St. Anywhere NY.  
14005

***Inspection & Report***  
*Completed by*  
*Al Young Chief Inspector*  
**TOTAL HOME INSPECTION**

**Don't Let Your Dream Home Become Your Worst  
Nightmare!**

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March 19 2007

John & Mary Somebody  
28 Some St.  
Somewhere, NY. 17772

Re 99 Home St.  
Anywhere, NY. 14005

Dear John & Mary:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 03/19/07 inspection reflects visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

#### **REPORT SUMMARY**

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

- Completion of garage. (siding & trim)
- A/C repairs assurances from present owner & possible re-inspection when unit can be run.

Each of these items will likely require further evaluation and repair by licensed trades people. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

*TOTAL HOME INSPECTION:*

Al Young  
Chief Inspector

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# INSPECTION CONDITIONS

## CLIENT & SITE INFORMATION:

**FILE #:** 000.  
**DATE OF INSPECTION:** March 19 2007  
**TIME OF INSPECTION:** 10:00 AM  
**CLIENT NAME:** John & Mary Somebody  
**MAILING ADDRESS:** 28 Some St.  
**CLIENT CITY/ STATE/ZIP:** Somewhere, NY. 17772  
**CLIENT PHONE #:** 666-888-1002  
**CLIENT FAX #:**  
**CLIENT E-MAIL:** someone@anywhere.com  
**INSPECTION SITE:** 99 Hope St.  
**INSPECTION SITE CITY/STATE/ ZIP:** Anywhere, NY. 14005

All inspections are oriented and reference from direction of front of home or main entrance.

## CLIMATIC CONDITIONS:

**WEATHER:** Clear.  
**SOIL CONDITIONS:** Frozen, Snow covered.  
**APPROXIMATE OUTSIDE TEMPERATURE in FAHRENHEIT:** 30-40.

## ADDITIONAL TESTING ORDERED:

**TESTING:** No additional ancillary testing ordered.

## GENERAL APPEARANCE:

Good appears serviceable.

## BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:** East.  
**ESTIMATED AGE OF HOUSE:** 190 Plus-Minus  
**BUILDING TYPE:** 1 Family unit, single family use. Victorian. (usually appears to have flat roof from ground view)

Mary & John Somebody

**STORIES:** 2 Stories/floors.  
**SPACE BELOW GRADE:** Basement full.  
**UTILITY SERVICES:**  
**WATER SOURCE:** Public/town/village/city.  
**SEWAGE DISPOSAL:** Public/town/village/city.  
**UTILITIES STATUS:** All utilities on.

**OTHER INFORMATION:**

**AREA:** Village.  
**HOUSE OCCUPIED?** Yes the home is occupied at time of inspection.  
**CLIENT PRESENT:** Yes.  
**PEOPLE PRESENT:** Homeowner, Listing agent, Purchaser, Purchasers spouse.  
**COMMENTS:** Older large home with many up-dates present

**PAYMENT INFORMATION:**

**TOTAL FEE:** \$300.00.  
**PAID BY:** Check # 201 Paid in full 03/19/07.

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements.

## Mary & John Somebody

To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appeal able arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Keep in mind that conditions may change from the time of inspection and before you take possession of the property.

# EXTERIOR- INTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

As basements and crawlspace are in general below grade and are subject to moisture and water infiltration under certain condition. Therefore Total Home Inspection does not assume any liability other than at the time of inspection.

## EXTERIOR WALLS/BASEMENT/CRAWLSPACES/WALLS:

Good overall condition appears serviceable. Snow covered could not inspect due to snow coverage. (suggested reschedule when weather conditions improve)

Keep in mind that this is a visual inspection only and not technically exhaustive. Damage may exist under the sheathing or wall coverings for which Total Home Inspection is not liable for other than the original cost of the inspection.

## TYPE OF CONSTRUCTION:

Site built (materials trucked to site and constructed on site), Balloon framing. A construction method where long vertical studs and corner post run from the foundation to the roof and the floors are hung on the wall frame.(Older materials full demission sawn lumber)

## EXTERIOR WALLS LIVING SPACE:

### OVERALL

### CONDITION:

Good overall condition appears serviceable.

### MATERIAL:

Vinyl siding we suggest periodic inspections, with caulking of joint, where needed to maintain water tightness of siding materials.

## FOUNDATION WALLS//CRAWL/MATERIALS & CONDITIONS:

### TYPE &

### MATERIALS:

Stone.

### CONDITION:

Good overall condition appears serviceable.

## TRIM WINDOWS/ DOORS SILLS:

### MATERIAL:

Metal materials. Vinyl materials.

### CONDITION:

Good overall condition appears serviceable.

Mary & John Somebody

**TYPE OF CHIMNEY:**

**MATERIAL:** Brick masonry materials.  
**CONDITION:** Good overall condition appears serviceable.

**NUMBER OF CHIMNEYS PRESENT:**

Two chimneys or vents.

**CLEAN OUT OR INSPECTION DOOR?**

Present operational & inspected.

**COMMENTS:**

This home has two heating systems pellet furnace in basement & 1 year old newer condensing furnace vented to outside with PVC piping.



**BASEMENT/CRAWL SPACE INTERIOR:**

**CONDITIONS:** Fair overall condition.(work or repairs that need to be done in the near future)

**MOLD CONDITIONS:**

None present at time of inspection,

**BASEMENT FLOORS:**

**TYPE:** Concrete, Dirt.

**BASEMENT FLOOR CONDITIONS:**

Fair overall condition.(work or repairs that need to be done in the near future)

**COMMENTS:**

Suggest that concrete floor in basement be completed.



**FLOOR JOIST CONDITION/SIZE/TYPE:**

Good overall condition appears serviceable. 18 inches on center. Rough cut full size lumber older construction.

**SUPPORT BEAMS/MATERIALS/CONDITION:**

Good overall condition appears serviceable. Wood beams.

**SUPPORT COLUMNS/POST/TYPE/CONDITION:**

Good overall condition appears serviceable. Metal jack post.

Mary & John Somebody

## **INTERIOR CONDITION BASEMENT:**

Fair overall condition.(work or repairs that need to be done in the near future), Improvements needed & suggested, Dry conditions noted.

Crawlspace the unfinished area between the house floor, deck, porch etc. that generally is not finished or able to be walk in or easily accessible.

## **DRAINAGE SYSTEM INSTALLED/TYPE:**

Sump pump.

## **SUMP PUMPS:**

**CONDITIONS:** Good overall condition appears serviceable. Open sump.

## **WIRING PUMP SYSTEM:**

**CONDITION:** Good overall condition appears serviceable. Dedicated circuit for sump pump.

## **TYPE OF PUMP:**

Self contained submersed closed waterproof unit. Operational, Yes.

## **OPERATES:**

**TESTED** Yes.

It is suggested that a second pump be purchased and set up the same way as existing pump, to have as a spare to installed if needed in case of primary pump failure.  
It is also suggested that this pump be tested at different times of the year to know that it is in working order.

## **POSITIVE ATTRIBUTES:**

Freeze resistant hose bibs installed. Soffit/Fascia/Cornice low maintenance materials. Low maintenance window & door trim. No Wood soil contact. Low maintenance windows. Security system installed. Exterior lighting good. Lot drainage good. High quality foundation construction. No significant movement noted. Basement/crawlspace area dry. De-humidifier installed and in use. Property is an older home has been well maintained and has stood the test of time. This home is in general in move in condition with some minor conditions noted. (consult report)

# ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Any roofing structure or material may leak under certain or extreme weather conditions for which **Total home Inspection** shall not be held liable other than the original cost of the inspection.

Life expediency's of roofing materials or systems are not part of this report, they are a guess at best. The reason for this are many conditions that effect the life expediency of materials such as, weather conditions , ventilation, workmanship, design and structure of the system.

## OVERALL CONDITIONS:

Good overall conditions appears serviceable.

## NUMBER & TYPE OF OTHER SYSTEMS INSTALLED OTHER THAN MAIN ROOF SYSTEM ADDITIONS PORCHES/ DECK/PATIO ROOF STRUCTURES:

### NUMBER OF SYSTEMS/ DESIGNS:

Two types of systems or roof designs.

### TYPE OF ROOF STRUCTURE/ STRUCTURES:

Flat A variation of a shed roof with a very small slope, less than 2/12. Hip roof. A roof style with a slope on all four sides, either meeting at the peak or a ridge line.

## STRUCTURE/ CONSTRUCTION/CONDITIONS:

Good overall conditions appears serviceable. Cut rafter (usually site built)

## RAFTER/TRUSS SPACING:

18" inch centers.

## SIZE/TYPE/RAFTER/TRUSS

Rough Cut(sawn full size lumber older type construction), 2"x 8" inch lumber.

## TYPE OF SHEATHING INSTALLED:

Sawn boards perlings on older type of construction. (original roofing was properly cedar shakes or slate)

## TYPE OF ROOFING MATERIALS INSTALLED:

Metal Roofing installed. Single ply membrane. A modified asphalt, plastic or rubber membrane laid in adhesives or mechanically fastened, used as a roof covering.

The purpose of coating of materials when needed is to refresh materials and seal to prevent damage and keep water tight integrity of roofing materials. This will also affect warranty of materials installed.

**DRIP/RAKE EDGE INSTALLED:**

**CONDITION OF MATERIALS:** Yes.

Valleys are intersections of roof types running opposite or opposing sections to main roof line or additions to main roof structure.

**(Eaves)** The overhang **(Eave)** or lower portion of the roof that extends beyond the outer wall. **(Fascia)** The outer board or material laid vertical at the edge of the eave or 90 degrees. **(Soffit)** The horizontal board or material laid on the underside of the eave or gable ends of a structure.

**GABLE ENDS/ EAVES/ SOFFIT FASCIAS:**

Good overall conditions appears serviceable.

**MATERIALS OF CONSTRUCTION:**

Metal/Vinyl materials. Damages or rotted conditions may exist under metal/vinyl materials. (Remember this is a limited visual inspections what can not be seen can not be inspected.)

**ROOF INSPECTION METHOD:**

**ROOF ACCESS:** Walked on roof.

**ROOF COVERING STATUS:**

Good overall conditions appears serviceable within useful life. Many conditions affect the life expediency of a roof covering. Weather conditions, ventilation & type of structure.

**FLAT ROOFING:**

Good overall conditions appears serviceable within useful life. Many conditions affect the life expediency of a roof covering. Weather conditions, ventilation & type of structure. Needs Coating. Warring It is noted that this type of design & materials have to be maintained to remain water tight. **(Regular inspections are suggested.)**

**EXPOSED FLASHINGS:**

**TYPE AND CONDITION:** Good overall conditions appears serviceable. Metal.

**GUTTERS & DOWNSPOUTS:**

Good overall conditions appears serviceable. Partial gutter system installed on various sections of home. Rear of home shed type roof system.

**POSITIVE ATTRIBUTES:**

Roofing good satisfactory condition appears serviceable. Flashing's in good serviceable condition. Chimney in good condition. Workmanship good. No apparent leakage. Rubber roofing installed (flat roof designs)

**ESTIMATED LIFE EXPENDENCY:**

10-years or beyond.

# PLUMBING

**OVERALL CONDITIONS:**

Good overall conditions appears serviceable.

**SUPPLY LINES:**

**MATERIAL:**

Combination of materials, Copper supply lines. Plastic supply lines.

**TYPE of MAIN SUPPLY from CITY/TOWN/VILLAGE WELL/SPRING:**

Copper supply from village/town/city/well/spring.

**SUPPORT of SUPPLY LINES:**

Good overall conditions appears serviceable.

**WASTE LINES:**

**MATERIAL:**

Plastic waste lines. Cast Iron waste lines.



**CONDITION of WASTE LINES:**

Good overall conditions appears serviceable.

**SUPPORT of WASTE LINES:**

Good overall conditions appears serviceable.

**VENTING of WASTE SYSTEM:**

Good overall conditions appears serviceable.

Proper venting of waste system is needed to supply air pressure to system. This one cause of slow and noisy drains, it can also be a cause for plugging of the system.

**HOSE FAUCETS:**

**OPERATION:**

Good overall conditions appears serviceable. Frost proof type (shuts off inside heated area), DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

**WATER HEATER/TYPE:**

**TYPE/LOCATION**

1

Electric.

**SIZE:**

**SIZE:**

50 Gallons.

**ESTIMATED AGE:**

4-6 years.

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**MISCELLANEOUS:**

**MISCELLANEOUS**

:

No draw down present.

**ATTRIBUTES**

Newer system. System well supported drain & waste lines. Good quality materials used. Apparent workmanship good.

# HEATING/AIR CONDITIONING:

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity.

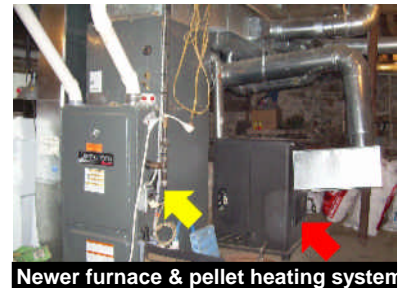
Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## OVERALL CONDITIONS:

Good overall conditions appears serviceable.

## COMMENTS:

Two types of heating systems installed both appear to be serviceable.



## HEATING SYSTEM LOCATION:

LOCATION OF  
PRIMARY UNIT:

Basement area of the home.

## SYSTEM TYPE:

Forced hot air system.

## ELECTRIC HEAT TYPE OF HEATERS:

Electric Heat

Good overall conditions appears serviceable. Individual thermostats controls on heaters.

## COMMENTS:

Electric baseboard heater installed in rear entrance and laundry room.

## ENERGY TYPE SOURCE:

Natural Gas, Wood fuel(s), Pellets fuel.

Mary & John Somebody

## ELECTRICAL SHUT OFF (BASEMENT ENTRANCE)

Yes there is a electrical shut-off. Marked & Labeled in red.

## APPROXIMATE AGE

1-3 years old.

Always have fireplace and flue cleaned and checked by a qualified chimney sweep prior to use.

## MAIN HEATING SYSTEM CONDITION:

**PRIMARY UNIT:** Good overall conditions appears serviceable.

NOTE: The inspector does not light pilots. If pilots are off if gas or fuel supply is shut-off and not locked out the inspector does not turn on or try to attempt to activate system.

## BURNERS & HEAT EXCHANGERS:

Closed System - Unable to inspect, Warring heat exchangers have a limited life span, they do crack and burn out and will cause Carbon Monoxide to enter living space it is important to have them checked and tested on a regular basics.



NOTE: The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and can not be adequately check during a visual inspection. It is recommended that a heating contractor be enlisted to check heating unit if any conditions are found during this visual inspection. It is suggested that a service contract be purchased if you do buy the property.

## PUMP/BLOWERS & FANS:

Good overall conditions appears serviceable.

## COMBUSTION AIR:

Good overall conditions appears serviceable.

Poor combustions air conditions, the implications are incomplete combustion and carbon monoxide entering the home or living space.(this is a safety issue)

## VENTING OF UNIT:

**VENTING:** Good overall conditions appears serviceable.

## TYPE OF VENTING:

PVC. piping (plastic) newer condensing units.

## METAL CHIMNEYS(VENTS)

**CONDITIONS** Good overall conditions appears serviceable.

## AIR PLENUMS:

Good overall conditions appears serviceable.

## AIR FILTERS:

**AIR FILTERS:** Good overall conditions appears serviceable.

Mary & John Somebody

**NORMAL CONTROLS:**

Good overall conditions appears serviceable.

**COMMENTS:**

Note pellet stove installed venting is stainless steel piping running through un line brick chimney,



**SECONDARY HEATING SYSTEM TYPE:**

Wood/Pellet stove.

**SECONDARY HEATING SYSTEM CONDITION:**

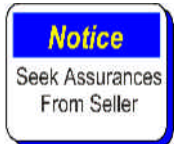
Good overall conditions appears serviceable.

**AIR CONDITIONING:**

Good overall conditions appears serviceable.

**TESTED:**

No the unit was not tested. Not tested because of weather conditions.(could cause damage to unit.



**TYPE OF A/C UNIT:**

Same as heating system sharing hot forced air, fan, filter, duck work & drain piping. **(See heating conditions section of this report)**

If outside temperatures are below 60 degrees air conditioning units can not be tested as this could cause damage. It is suggested that any only be tested after temperatures have been above 60 degrees for 3-days before testing units.

**DUCTWORK:**

**TYPE:**

Un insulated steel ductwork.

**DUCTS & AIR SUPPLY:**

Good overall conditions appears serviceable. Suggested cleaning of all ductwork intake/exhaust. Also suggest testing for molds grab air sample. **(We do offer this service)**

**MISCELLANEOUS**

**Conditions & Suggestions**

Hot air furnaces heat exchangers have a limited life span. Heat exchangers should be checked periodically. If they do rust or burn out they can and do produce Carbon monoxide. **(WHICH IS DEADLY)**



Mary & John Somebody

## **ATTRIBUTES**

No asbestos materials found. Newer condensing heating unit.

# ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## SERVICE TYPE & DESCRIPTION:

### TYPE AND

**CONDITION:** Overhead entry from power source.(service drop), 110/220 Volt.

## OVER CURRENT PROTECTION:

**TYPE:** Breakers.

## DAMAGE/DEFECTS NOTED:

### OVER CURRENT PROTECTION:

Good overall condition appears serviceable.

## ELECTRICAL PANELS SIZE/LOCATION/CONDITION:

**Overall Condition** Good overall conditions appears serviceable.

## SIZE of ENTRANCE:

Good overall conditions appears serviceable. 200 amp.



Up-dated electrical system

## LOCATION of MAIN PANEL:

**BASEMENT** North Wall.

The main panel or control center should be open and un-obstructed, the general guide lines are 30-36 inches in front of panel and each side of panel it should be mounted at eye level.

Mary & John Somebody

**PANEL OBSTRUCTIONS:**

No the panel is not obstructed or blocked.

**METER LOCATION:**

Outside on house.

**CONDITION OF METER:**

Good overall conditions appears serviceable.

**MAIN BREAKER:**

Yes there is a main breaker in panel.

**NUMBER OF 110 CIRCUITS:**

Import 14

**NUMBER OF 220 CIRCUITS:**

Import 2

**EXPANSION ROOM:**

Blank circuits Yes there are blank circuits or room for additional circuits.

**SUBPANELS/LOCATION**

Garage.

**CONDITION OF SUB PANELS:**

Good overall conditions appears serviceable.

**GROUNDING TYPE:**

Water pipe, Driven rod.

**CONDITION of GROUNDING:**

Good overall conditions appears serviceable.

**JUMPER WIRE FOR WATER METER**

Yes.

**CONDUCTORS:**

**ENTRANCE**

**CABLES:** Aluminum- OK.

**ENTRANCE CABLE SIZE:**

#4/0 Aluminum 200 amp.

**BRANCH WIRING**

Good overall conditions appears serviceable. Copper.

Mary & John Somebody

**SWITCHES & OUTLETS:**

**CONDITION:** Good overall conditions appears serviceable.

**EXTERIOR TYPE OF LIGHTING:**

Good overall conditions appears serviceable. Manual controlled lighting.  
Tested yes Motion controlled lighting. Not tested.

**POSITIVE ATTRIBUTES:**

Sufficient service provided. Panel good/protection good. Distribution good.  
GFCI circuits installed. GFCI recepticals installed. All copper wiring.  
Dedicated 220 volt circuits. Old wiring updated. Exterior lighting installed.

# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

Interior conditions of the home other than those safety concerns and functional concerns of windows, doors, venting of bathrooms and functional devices, are largely up to personal taste and not part of this inspection. This includes paint, paper, paneling, floor coverings and window dressings etc.

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

The importance of exhaust fans in baths and range hoods vented to the outdoors and use of these systems translates into added harmful moisture being produced in the home. **The chief cause of mold and mildew.**

It is estimated that the average family of four converts three gallons of water into water vapor per day. Average comfort temperatures of between 68-72 degrees and 25-50 percent relative humidity are good safe comfort levels.

## OVERALL CONDITIONS:

Good overall condition appears serviceable.

## TYPE OF ENTRY DOORS:

Metal insulated doors.

## DOORS:

### MAIN ENTRY

#### DOOR:

Good overall conditions appears serviceable:

## STORM/SCREEN DOOR INSTALLED MAIN ENTRANCE:

### MAIN ENTRY

#### DOOR:

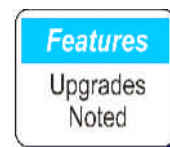
No.

## OTHER EXTERIOR DOORS:

Rear entrance. French, Screen installed. Yes screen installed. Appears serviceable.

## COMMENTS:

All exterior doors are insulated doors in good serviceable condition.



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**INTERIOR DOORS:**

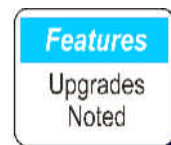
**INTERIOR DOORS:**

Good overall conditions appears serviceable.

**WINDOWS:**

**TYPE & CONDITION:**

Good overall conditions appears serviceable. Clad/metal/vinyl, Insulated glass/double/triple.



**PREDOMINATE TYPE HOUSE:**

Double Hung.

**BASEMENT WINDOWS:**

**CONDITION & TYPE**

Good overall conditions appears serviceable. Fixed wooden or metal windows. (not able to be opened for ventilation)

**BASEMENT WALK OUT:**

Outside entrance to basement. Inside entrance to basement.



Outside entrance to basement note sr

**CONDITION OF OUTSIDE DOOR UNIT:**

Good overall conditions appears serviceable.

**NUMBER OF BEDROOMS**

Three bedrooms.

**CONDITION:**

Good overall conditions appears serviceable.

**INTERIOR WALLS:**

**MATERIAL & CONDITION:**

Good overall conditions appears serviceable.

**TYPE:**

Drywall, Wood, Lathe & Plaster. Combination of interior materials.

**CEILINGS:**

Good overall conditions appears serviceable.

**TYPE &**

**CONDITION:**

Drywall, Lathe & plaster, Tile, Suspended ceilings, Combination of interior ceiling materials.

**FLOORS:**

**TYPE &**

**CONDITION:** Good overall conditions appears serviceable. Vinyl, Wood, Tile (vinyl), Carpet, Rugs and floor coverings prevent viewing of primary floor materials.

**STAIRS & HANDRAILS:**

**CONDITION:** Good overall conditions appears serviceable.

**FIREPLACE/WOOD BURNING DEVICES:**

**LOCATION -**

**TYPE -**

**CONDITION:** Good overall conditions appears serviceable. Location #1: Other.

**SMOKE / FIRE DETECTOR:**

**COMMENTS:** Good overall conditions appears serviceable. Smoke alarm(s) responded to test button operation.

**CARBON MONOXIDE DETECTORS PRESENT:**

Yes detectors present but not tested.

**TYPE OF SMOKE/FIRE/CARBON MONOXIDE DETECTORS:**

Battery, Spring.

**POSITIVE ATTRIBUTES:**

Move in condition. Good fire and smoke detection provided. Newer Appliances noted (energy efficient), Efficient low volume flush toilets installed. GFI Circuits or Recepticals installed.(where needed)

# GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

## OVERALL CONDITIONS:

Appears serviceable.

## COMMENTS:

Large 3-stall garage located in rear of property it is noted that this is not completed needs siding & trim work, but building is weather tight and is functional.



Garage note roof line & driveway

## LOCATION & TYPE:

Detached, Three car. (parking for three cars)

## EXTRA SPACE:

Extra workshop/storage area. Yes there is extra space.

## DETACHED GARAGE

Conventional framing. Three car. (parking for three cars)

## NUMBER OF STORIES/FLOORS:

One & 1/2 stories.

## ROOF TYPE

Gable salt box style gable type roof with one long side. (see picture)

## OVERALL CONDITIONS:

Fair overall condition: (work or repairs that will be needed in the near future.)

## COMMENTS:

See above note.



## ROOFING MATERIALS

Composition shingles.

## ROOF CONDITIONS:

Good overall conditions appears serviceable.

Mary & John Somebody

**FLOOR:**

Good overall conditions appears serviceable.

**GARAGE DOOR(S):**

**CONDITION:**

Good overall conditions appears serviceable.

**AUTO DOOR OPENERS:**

Automatic door opener(s)- operational, Automatic reverse feature is functional, operational. Door stops when blocked or electric beam is broken. Infer red safety eyes or light beams installed.(newer door openers)

**TYPE OF DOOR:**

**TYPE**

Metal door(s).

**Insulated**

No door(s) are not insulated.

**WEATHER**

**STRIPING:**

No weather striping installed.

**NUMBER OF DOORS:**

One.

**SERVICE DOOR(S)**

Yes service door(s)

**CONDITION:**

Good overall conditions appears serviceable.

**LOCATION:**

Front of garage.

**COMMENTS:**

Garage needs finishing and is a combination of two older buildings remodeled to one complete structure.



**ELECTRICAL SUPPLY**

Good overall conditions appears serviceable. Sub panel feed from house.

# KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

## OVERALL CONDITIONS:

Good overall conditions appears serviceable.

## KITCHEN SINK:

### TYPE AND CONDITION:

Good overall conditions appears serviceable. Stainless Steel, Double bowl sink installed.

## COMMENTS:

Many improvements noted and newer kitchen installed.



## RANGE/COOK TOP AND OVEN:

### TYPE/ CONDITION:

Good overall conditions appears serviceable. Electric, Free-standing range unit.

It is a recommended that ranges and cook tops be vented to the outside either through roof structure or wall to remove excess moisture during food preparation.

## VENTILATION:

External through roof/wall. Good overall conditions appears serviceable.

## REFRIGERATOR:

### TYPE AND CONDITION:

Good overall conditions appears serviceable. Present not and operating.

## DISHWASHER:

### CONDITION:

Good overall conditions appears serviceable.

## GARBAGE DISPOSAL:

### CONDITION:

Good overall conditions appears serviceable. Present not tested. Wiring appears serviceable.

**TRASH COMPACTOR:**

**CONDITION:** Good overall conditions appears serviceable. Older model unit.

**OTHER BUILT-INS:**

**MICROWAVE:** Good overall conditions appears serviceable.

**ICE MAKER:** Present not tested.

**INTERIOR COMPONENTS KITCHEN:**

**COUNTERS AND**

**CABINETS:** Good overall conditions appears serviceable. Counters are Formica (plastic laminate), Cabinets appear serviceable.

**WALLS/CEILINGS/FLOORS:**

**CONDITIONS:** Good overall conditions appears serviceable. Floor covering is vinyl/linoleum.

**WINDOWS/DOORS:**

**CONDITION:** Good overall conditions appears serviceable.

**ELECTRICAL KITCHEN:**

**NUMBER of SWITCHES/**

**RECEPTICALS:** Good overall conditions appears serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

**LAUNDRY AREA:**

**CONDITION:** Good overall conditions appears serviceable.

**WASHER/ DRYER/LAUNDRY LOCATION:**

Laundry room.

**WASHING MACHINE:**

**CONDITIONS:** Washer was not operated at the time of inspection.

**LAUNDRY SINK PROVIDED:**

Yes sink provided.

**LAUNDRY SINK CONDITION:**

Good overall conditions appears serviceable.

**DRYER:**

**CONDITIONS:** Dryer was not operated at the time of inspection. 220 Service-operational.

**DRYER VENTING:**

Good overall conditions appears serviceable.

Mary & John Somebody

**WALLS/CEILINGS/FLOOR LAUNDRY:**

**CONDITIONS:** Good overall conditions appears serviceable. Minor cracking noted, Floor covering is vinyl/linoileum.

**WINDOWS/DOORS/LAUNDRY:**

**CONDITIONS:** Good overall conditions appears serviceable.

**ELECTRICAL LAUNDRY:**

**CONDITIONS:** Good overall conditions appears serviceable.

# BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

## NUMBER OF BATHROOMS:

2.

## BATHROOM AREA:

### BATH LOCATION:

Downstairs, Off kitchen area.

### CONDITION OF SINK:

Appears serviceable, Counters/cabinets appear serviceable.

### CONDITION OF TOILET:

Appears serviceable.

### TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable.

### TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable.

### BATH VENTILATION:

Appears serviceable.

## BATHROOM AREA:

### BATH LOCATION:

Master bedroom, Upstairs.

### CONDITION OF SINK:

Appears serviceable, Counters/cabinets appear serviceable.

### CONDITION OF TOILET:

Appears serviceable.

### TUB/SHOWER PLUMBING FIXTURES:

Shower only.

### TUB/SHOWER AND WALLS:

Shower walls appear serviceable, Enclosure appears serviceable.

### BATH VENTILATION:

Appears serviceable.

## G.F.C.I. GROUND FAULT INTERRUPTER CIRCUIT:

Yes there are G.F.I. circuits.(recepticals)

## CONDITIONS:

Good overall conditions appears serviceable.

# 1-FAM INSULATION/VENTILATION

The inspection of insulation in a building is based upon what is visible and accessible at the time of inspection. This is not an exhaustive energy audit or study it will not give you the R-factors or the energy efficiency of a property.

## ACCESSIBILITY:

Crawlspace attic area.

## GENERAL CONDITIONS:

Good overall conditions appears serviceable.

## ATTIC ACCESS TYPE:

Lift up hatch stepladder needed for entry.

## LOCATION OF ATTIC ENTRY:

Hall upstairs attic door/with staircase.

## ATTIC ENTRANCE INSULATED?

No the entry is not insulated.

The purpose of insulating the attic entry way is to prevent heat or cooling loss into attic space. If this is not insulated it is like leaving a window open.

## ATTIC FLOOR/WALKWAY:

No walk way/flooring installed not able to enter attic space, not safe, or may cause damage to ceilings. Limited inspection inspected from hatch/door/etc.

**Limitation**

Viewing  
Restricted

## ATTIC STRUCTURE REVIEW:

Good overall conditions appears serviceable.

## NUMBER OF ATTIC STRUCTURES:

One complete attic structure over entire home.

## NUMBER ACCESSIBLE AREAS:

No not all areas are accessible.

## STRUCTURE TYPE:

Site built rafters. Rafters were built on site and installed. Rough cut lumber older type of construction materials. Full demission lumber sawn. Spacing of rafters or truss system. 18" inch on centers. Size of rafters. 2"x 8" 2 inch. x 8 inch.

## SHEATHING TYPE/CONDITION:

Matched lumber tough & groove.

## SIGNS OF LEAKAGE/PAST/PRESENT:

None present.

## INSULATION/CONDITION/TYPE:

Good overall conditions appears serviceable.

Vapor barriers should be installed in cold climates with barrier to heated side in warmer climates barrier to un-conditioned side side.

## TYPE OF INSULATION INSTALLED:

### Type of insulation installed.

Fiberglass batts no vapor barrier installed. Cellulose loose fill can be blown in or poured. (It is made of shredded recycled newspaper or wood fibers treated with a fire retardant)

Asbestos in insulation. Asbestos is a mineral fiber found in rocks. There are different kinds of asbestos fibers, of which all are fire resistant and not easily destroyed or degraded by natural process. The mere presence of asbestos in building materials & home due not cause a health risk. The danger comes when fibers are released into the air and breathed in. The EPA placed restrictions on home products since 1970 and a total phase out by 1989. If you plan renovations which it will be disturbed or removed special cautions should be taken and should be completed by a certified contractor and disposed of correctly. Asbestos was generally used as loose fill insulation in home built from 1930 -1950 it is difficult to know for sure without further testing. **(Which we do offer testing)**

## VENTILATION:

### CONDITIONS

#### ATTIC:

OK appears satisfactory.

## TYPE OF VENTILATION INSTALLED:

Soffit & wind turbine roof vents air flows in from soffits and exhaust out wind turbine(s).

The true purpose of ventilation is often misunderstood, it is not just to do with cooling of a structure. The true purpose of ventilation is to remove warm moist air & replace it with dryer air, to prevent a build up of warm moist air that can cause rot & deterioration of materials. The general rule for attic ventilation is 1 square foot of free vent air for every 300 square foot of floor area.

When the soil under a crawlspace area is not covered it continually releases moisture. The purpose of a **vapor barrier** is to prevent moisture from being released into the crawlspace cause rot and damage to sheathing and structural members. The amount of ventilation depends the size & type of crawlspace, heated or un-heated and if has a vapor barrier installed. With vapor barrier 1 square foot of free air for every 1500 square feet of floor area. With out vapor barrier 1 square foot of free air vent for every 150-500 feet of floor space. Perimeter venting of un-heated areas. Vents located on opposing walls to provide cross ventilation.

# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## OVERALL CONDITIONS:

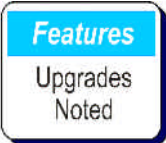
**CONDITION:** Good overall conditions appears serviceable.

## DRIVEWAY:

**CONDITION:** Good overall conditions appears serviceable.

## Comments:

Newer driveway install 1 year as reported by present owner of property.



## AMPLE PARKING

Yes there is ample parking is available.

## TYPE of SURFACE

**SURFACE:** Asphalt/Blacktop driveway surface.

## SIDEWALKS/WALKWAYS:

**TYPE:** Good overall conditions appears serviceable.

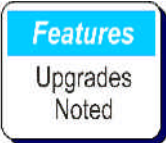
## TYPE OF MATERIALS/SIDEWALKS:

**CONDITION:** Concrete.



## Comments:

Newer side walks installed.



**LANDSCAPING:**

**CONDITION:** Good overall conditions appears serviceable. Unable to view due to snow cover. (suggest reschedule for inspections when weather conditions improve)

**GRADING:**

**SITE:** Flat site.

**DRAINAGE AT FOUNDATION:**

Good overall conditions appears serviceable.

**DECKS/PORCHES:**

**TYPE:** Open no roof structure over deck/porch. Covered deck/porch open sides. Wood, Pressure treated lumber.

**CONDITION OF DECKS/PORCHES**

Good overall conditions appears serviceable. Maintain deck surface.

**SUPPORT MEMBERS:**

**CONDITION OF SUPPORT MEMBERS:**

Good overall conditions appears serviceable.

**RAILINGS:**

**CONDITION OF RAILINGS:**

Good overall conditions appears serviceable.

It is suggested by F.H.A.. & H.U.D. also national and local codes that any deck/porch over 24 inches should have railings installed, also any steps that raise 24 inches from ground level should have railings on at leased one side.

**PATIO/PORCH COVER:**

**TYPE:** Open design.

**CONDITION OF PORCH COVER:**

Good overall conditions appears serviceable. Front porch only.

**EXTERIOR STAIRS/STOOPS, TYPE:**

**CONDITION OF STAIRS/STOOPS:**

Good overall conditions appears serviceable.

**MATERIALS OF CONSTRUCTION:**

Type & material of stairs. Wooden materials.

**ATTRIBUTES**

Ample parking available. Landscaping good well maintained and planed well.