

Home Inspection Report



123 Main Street
Anytown, NY 12345

Prepared for: John and Jane Doe

Prepared by: Advanced Home Inspections
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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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Main Street
 City Anytown State New York Zip 12345
 Contact Name Home Buyer

Client Information

Client Name John and Jane Doe
 E-Mail homebuyer@website.com

Inspection Company

Inspector Name John A. D'Arpino
 Company Name Advanced Home Inspections
 Company Address PO Box 16380
 City Rochester State NY Zip 14616
 Phone 585-392-5354 Fax 585-486-1397
 E-Mail johnd@advancedinspections.com
 File Number 2008020716

Conditions

Estimated Age 22 years Entrance Faces South
 Inspection Date 02/07/2008
 Start Time 9 am End Time 11:45 am
 Electric On Yes No Not Applicable
 Gas/Oil On Yes No Not Applicable
 Water On Yes No Not Applicable
 Temperature 27
 Weather Partly cloudy Soil Conditions Snow covered
 Space Below Grade Combination
 Building Type Single family Garage Attached
 Sewage Disposal Public How Verified Multiple Listing Service
 Water Source Public How Verified Meter
 Additions/Modifications Screen Room addition
 Permits Obtained Unknown How Verified Request from owner

Lots and Grounds

This inspection does not include geological conditions or site stability information.

A NP NI M D

- 1. Driveway: Asphalt
- 2. Walks: Snow Covered
- 3. Steps/Stoops: Concrete/Wood
- 4. Porch: Enclosed/open Settling at support beams-monitor for future movement/front open porch entry showing settlement signs-monitor for future movement



- 5. Deck: Treated wood limited view below



- 6. Grading: Flat Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade at back center



- 7. Vegetation: Tree/Shrubs Trim branches near house



- 8. Retaining Walls: Block Walk out



Exterior Surface and Components

Lead paint testing is not performed.

A NP NI M D

All Sides Exterior Surface

1. Type: Vinyl siding minor curling-back wall



2. Trim: Aluminum

3. Fascia: Aluminum

4. Soffits: Aluminum and vinyl

5. Door Bell: Hard wired

6. Entry Doors: Metal

7. Patio Door: Sliding door enclosed porch doors not tested due to icing/snow build up, some loose weather stripping to house door



8. Window Screens: Some missing missing screens-kitchen, bathroom

9. Exterior Lighting: Surface mount

10. Exterior Electric Outlets: 110 VAC GFCI GFCI outlet not operational at back wall

11. Hose Bibs: Rotary

12. Gas Meter: Present

13. Main Gas Valve: Located at gas meter

Roof

The report is an opinion of the general quality and condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. Roofs, skylights and flashing are not water tested for leaks. Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation. Clay, concrete, fibrous tile, slate, metal and fiberglass panels are not walked to avoid causing damage and as result the inspection is limited.

A NP NI M D

Main Roof Surface

1. Method of Inspection: Ground

2. Unable to Inspect: 100%

3. Material: Asphalt shingle

4. Type: Gable

5. Approx Age: 23 years-property disclosure statement

6. Flashing:

7. Plumbing Vents: Present

8. Gutters: Aluminum

9. Downspouts: Aluminum

Roof (Continued)

10. Leader/Extension:

Garage/Carport

Determining the rating of firewalls is beyond the scope of this inspection. Framing, wiring and piping covered with drywall cannot be inspected.

A NP NI M D

Side Garage

1. Type of Structure: Attached Car Spaces: 2

2. Garage Doors: Insulated aluminum broken seal to some of the windows



3. Door Operation: Mechanized

4. Door Opener: Stanley

5. Exterior Surface: Vinyl siding

6. Roof:

7. Roof Structure:

8. Service Doors: Metal Suggest solid fire rated self-closing entry door from garage to house

9. Ceiling: Drywall some loose taped joints



10. Walls: Drywall

11. Floor/Foundation: Poured slab

12. Hose Bibs:

13. Electrical: 110 VAC partially exposed box near garage doors



14. Windows: Double hung-Dual pane Broken seal



Electrical

Six or fewer breakers usually do not require a main breaker, however this may indicate light electrical capacity. If the service amperage is less than 100 , upgrade may be needed to operate larger electrical appliances. A ground fault circuit interruptor (GFCI) is protection for safety in wet areas- older homes will commonly not be equipped with this device- an upgrade is advised.

A NP NI M D

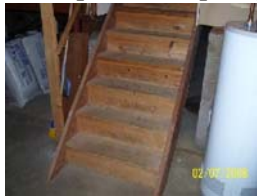
1. Service Size Amps: 150 Volts: 110-240 VAC
 2. Service: Aluminum/underground
 3. 120 VAC Branch Circuits: Copper
 4. 240 VAC Branch Circuits: Copper and aluminum
 5. Conductor Type: Romex
 6. Ground: Present
 7. Smoke Detectors: Smoke and carbon monoxide detector present
- Basement Electric Panel
8. Manufacturer: Not Recorded missing screw to cover
 9. Max Capacity: 150 Amps
 10. Main Breaker Size: 150 Amps
 11. Breakers: CU/AL
 12. AFCI
 13. GFCI Present GFCI does not trip when tested in enclosed porch

Structure

No engineering is performed during this inspection. Wall inspection type and value is not verified. Conditions inside the wall cannot be judged.

A NP NI M D

1. Structure Type: Wood frame
2. Foundation: Block
3. Differential Movement: No movement or displacement noted limited view due to stored items
4. Beams: Steel I-Beam
5. Bearing Walls: Frame and masonry
6. Joists/Trusses: Wood Framing
7. Piers/Posts: Block piers and steel posts
8. Floor/Slab: Poured slab
9. Stairs/Handrails: Wood stairs with wood handrails Suggest second railing to open steps, garage steps slightly tilted but secure



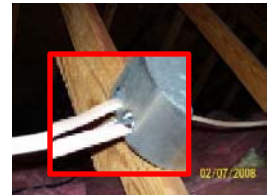
10. Subfloor: Plywood

Attic

A NP NI M D

Upper and lower area Attic

- 1. Method of Inspection: From the attic access-upper attic area only
- 2. Unable to Inspect: Areas outside of view from access
- 3. Roof Framing: Truss
- 4. Sheathing: Plywood
- 5. Ventilation: Gable, roof and soffit vents
- 6. Insulation: Fiberglass
- 7. Insulation Depth: 8"+
- 8. Vapor Barrier:
- 9. Wiring/Lighting: 110 VAC lighting circuit wire slightly out of box-needs adjustment



- 10. Moisture Penetration: No visible signs of moisture
- 11. Bathroom Fan Venting: Electric fan Vent improperly vents into attic and may cause moisture damage to the insulation-unable to determine if vent for bath or dryer-no visible moisture issues noticed from upper attic access



Basement

All 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. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection. The inspector does not determine the effectiveness of any system installed or remove suspected hazardous substances.

A NP NI M D

Main Basement

- 1. Unable to Inspect: Areas blocked by storage
- 2. Ceiling: Exposed framing
- 3. Walls: Block
- 4. Floors: Concrete
- 5. Doors: Hollow wood
- 6. Electrical: 110 VAC outlets and lighting circuits
- 7. HVAC Source: Convection baseboard System off
- 8. Insulation: Fiberglass insulate empty joist spaces
- 9. Sump Pump: Sump only
- 10. Moisture Location: Moisture present Damp along back center foundation wall (low grading area)



Basement (Continued)

11. Bsmst Stairs/Railings: Wood stairs with wood handrails Suggested second railing

Crawl Space

A NP NI M D

West Crawl Space

1. Method of Inspection: In the crawl space
2. Access: Open
3. Moisture Penetration: No moisture present at time of inspection
4. Moisture Location: No visible moisture
5. Electrical: 110 VAC outlets and lighting circuits

Air Conditioning

The inspector does not perform pressure tests on coolant systems; therefore, no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not part of the inspection. Window or portable units are not inspected.

A NP NI M D

Main AC System

1. A/C System Operation: Unit not turned on due to temperatures below 65 degrees A qualified air conditioning contractor is recommended to evaluate system
2. Condensate Removal:
3. Exterior Unit: Visual inspection only-unit not in operation during inspection
4. Manufacturer: Carrier
5. Model Number: 38TXA030300 Serial Number: 2397E051777
6. Area Served: Living space Approximate Age: 7 Years
7. Fuel Type: 220 VAC Temperature Differential: Not recorded
8. Type: Central A/C Capacity: 2.5 Ton
9. Visible Coil: Aluminum minor wear
10. Refrigerant Lines: Insulated
11. Electrical Disconnect: Breaker disconnect
12. Exposed Ductwork: Insulated flex some openings are blocked-remove packing prior to seasonal usage

Heating System

The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. Safety devices are not tested by this company. Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. It is suggested that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are also not included. The inspector does not light pilots. If pilots are "off", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSING. If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements. Solar systems are not part of this inspection. Hot water recirculating pumps/ systems are not part of this inspection.

A NP NI M D

Basement Heating System

1. Heating System Operation: Appears functional Last serviced 3/01-expansion tank replacement, worn cabinet, **Suggest regular servicing of system-Service unit if not done within the last year. If unit was recently serviced obtain service statement from current owner detailing condition of system, unable to determine when last serviced



2. Manufacturer: Utica

3. Model Number: 150AGB Serial Number: K 14448

4. Type: Boiler system Capacity: Not recorded

5. Area Served: Living space Approximate Age: Original to house

6. Fuel Type: Natural gas

7. Heat Exchanger: 8 Burner

8. Unable to Inspect: 100%

9. Circulator: Pump secure cover to middle pump



10. Flue Pipe: Metal



11. Controls: Shut off leaking at collar-suggest adjusting

12. Devices: relief valve missing pipe



Heating System (Continued)

13. Thermostats: Multi-zone

Plumbing

Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Be advised that some "polybutylene" and "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or an expert for further information and evaluations. City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance is also not determined. Underground pipes cannot be judged for breaks or possible root intrusions. Association maintained systems are not tested. Underground piping and fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing. Estimate of remaining life is not part of this inspection.

A NP NI M D

1. Service Line: Copper



2. Main Water Shutoff: Crawlspace

3. Water Lines: Copper, not fully visible

4. Drain Pipes: PVC missing cap to clean out



5. Service Caps: Accessible

6. Vent Pipes: Present

7. Gas Service Lines: Natural Gas

Basement Water Heater

8. Water Heater Operation: Functional at time of inspection



9. Manufacturer: General Electric

10. Model Number: GG40S06AVJ00 Serial Number: GELN0207D03320

11. Type: Natural gas Capacity: 40 Gal.

12. Approximate Age: 1 year Area Served: Living space

13. Flue Pipe: Single wall Pipe may need to be updated to 4" when unit is
btu/h input is 40,000-check with contractor when applicable

14. TPRV and Drain Tube Present

Bedroom

A NP NI M D

Lower level NW Bedroom

1. Closet: Single
2. Ceiling: Drywall
3. Walls: Drywall
4. Floor: Carpet
5. Doors: Hollow wood Lockset(s) not latching-requires adjustment
6. Windows: Double hung-Dual pane
7. Electrical: 110 VAC outlets and lighting circuits
8. HVAC Source: Convection baseboard

SE Bedroom

9. Closet: Single
10. Ceiling: Drywall
11. Walls: Drywall
12. Floor: Carpet
13. Doors: Hollow wood
14. Windows: Double hung-Dual pane
15. Electrical: 110 VAC outlets and lighting circuits
16. HVAC Source: Convection baseboard

SW Bedroom

17. Closet: Single
18. Ceiling: Drywall
19. Walls: Drywall
20. Floor: Carpet
21. Doors: Hollow wood
22. Windows: Double hung-Dual pane
23. Electrical: 110 VAC outlets and lighting circuits
24. HVAC Source: Convection baseboard

Master Bedroom

25. Closet: Single
26. Ceiling: Drywall
27. Walls: Drywall
28. Floor: Carpet
29. Doors: Hollow wood
30. Windows: Double hung-Dual pane
31. Electrical: 110 VAC outlets and lighting circuits
32. HVAC Source: Convection baseboard

Bathroom

Determining whether shower pans are watertight is beyond the scope of this inspection. Spa or whirlpool bathtubs are inspected for functional water flow and drainage only.

A NP NI M D

Lower Level Bathroom

- 1. Ceiling: Drywall
- 2. Walls: Drywall
- 3. Floor: Tile
- 4. Doors: Hollow wood
- 5. Electrical: 110 VAC/GFCi outlets and lighting circuits
- 6. Counter/Cabinet: Solid material and wood/composite
- 7. Sink/Basin: Sink-top combination
- 8. Faucets/Traps: Two handle Low hot water volume-needs adjustment
- 9. Tub/Surround: Fiberglass
- 10. Shower/Surround: Tub/Shower Combination
- 11. Toilets: Eljer
- 12. HVAC Source: Convection baseboard
- 13. Ventilation: Electric ventilation fan

Master Bathroom

- 14. Ceiling: Drywall
- 15. Walls: Drywall
- 16. Floor: Tile
- 17. Doors: Hollow wood
- 18. Windows: Double hung-Dual pane screen missing
- 19. Electrical: 110 VAC/GFCi outlets and lighting circuits
- 20. Counter/Cabinet: Solid material and wood/composite
- 21. Sink/Basin: Sink-top combination
- 22. Faucets/Traps: Single lever
- 23. Shower/Surround: Stall Shower door ok
- 24. Toilets: Eljer
- 25. HVAC Source: Convection baseboard
- 26. Ventilation: Window/fan

2nd level-main hall Bathroom

- 27. Ceiling: Drywall
- 28. Walls: Drywall
- 29. Floor: Tile
- 30. Doors: Hollow wood
- 31. Electrical: 110 VAC/GFCi outlets and lighting circuits
- 32. Counter/Cabinet: Solid material and wood/composite
- 33. Sink/Basin: Sink-top combination
- 34. Faucets/Traps: Two handle minor corrosion to drain line-consider PVC piping
- 35. Tub/Surround: Fiberglass
- 36. Shower/Surround: Tub/Shower Combination
- 37. Toilets: Eljer loose base-suggest securing
- 38. HVAC Source: Convection baseboard

Bathroom (Continued)

- 39. Ventilation: Electric ventilation fan
Powder Room Bathroom

- 40. Ceiling: Drywall
- 41. Walls: Drywall
- 42. Floor: Tile
- 43. Doors: Hollow wood
- 44. Electrical: 110 VAC/GFCi outlets and lighting circuits
- 45. Counter/Cabinet: Solid material and wood/composite
- 46. Sink/Basin: Sink-top combination
- 47. Faucets/Traps: Normal wear
- 48. Toilets: Crane
- 49. HVAC Source: Convection baseboard
- 50. Ventilation: Electric ventilation fan

Kitchen

Determining adequacy of washing and drying functions of dishwashers is not part of this inspection. Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved. Refrigerators, freezers and built-in ice makers are not part of this inspection.

A NP NI M D

1st Floor Kitchen

- 1. Cooking Appliances: Electric
- 2. Ventilator: Ducted
- 3. Disposal: Kenmore
- 4. Dishwasher: Maytag
- 5. Refrigerator:
- 6. Sink: Molded dual bowl
- 7. Electrical: 110 VAC outlets and lighting circuits
- 8. Plumbing/Fixtures: Single lever
- 9. Counter Tops: Solid Material



- 10. Cabinets: Wood/Composite Material drawer needs adjustment-right of refrigerator
- 11. Pantry: Present
- 12. Ceiling: Drywall
- 13. Walls: Drywall
- 14. Floor: Hardwood
- 15. Doors: Combination

Kitchen (Continued)

16. Windows: Casement-dual pane missing screens and screws to hardware



17. HVAC Source: Electric forced air unit under kitchen sink cabinet area
 18. Future lower kitchen Set up for future kitchen in lower level-larger counter is loose

Living Space

A NP NI M D

Lower living Room Living Space

1. Closet: Single
 2. Ceiling: Drywall
 3. Walls: Drywall
 4. Floor: Carpet
 5. Doors: Hollow wood
 6. Windows: Double hung-Dual pane
 7. Electrical: 110 VAC outlets and lighting circuits
 8. HVAC Source: Convection baseboard

Main hall Living Space

9. Closet: Single
 10. Ceiling: Drywall
 11. Walls: Drywall
 12. Floor: Vinyl floor covering adhesive a bit loose under some areas
 13. Doors: Combination
 14. Electrical: 110 VAC outlets and lighting circuits

Living Room Living Space

15. Ceiling: Drywall
 16. Walls: Drywall
 17. Floor: Carpet
 18. Windows: Double hung-Dual pane
 19. Electrical: 110 VAC outlets and lighting circuits
 20. HVAC Source: Convection baseboard

Family Room Living Space

21. Ceiling: Drywall
 22. Walls: Drywall
 23. Floor: Hardwood
 24. Windows: Double hung-Dual pane
 25. Electrical: 110 VAC outlets and lighting circuits
 26. HVAC Source: Convection baseboard

Dining Room Living Space

27. Ceiling: Drywall
 28. Walls: Drywall
 29. Floor: Carpet

Living Space (Continued)

- 30. Doors: Hollow wood
 - 31. Windows: Double hung-Dual pane
 - 32. Electrical: 110 VAC outlets and lighting circuits
- 2nd Floor Hall Living Space
- 33. Closet: Single
 - 34. Ceiling: Drywall
 - 35. Walls: Drywall
 - 36. Floor: Carpet
 - 37. Doors: Hollow wood
 - 38. Electrical: 110 VAC outlets and lighting circuits
 - 39. Smoke Detector: Smoke and carbon monoxide detector present

Laundry Room/Area

A NP NI M D

Basement Laundry Room/Area

- 1. Electrical: 110 VAC outlets and lighting circuits
- 2. Laundry Tub: Plastic Not mounted to floor
- 3. Laundry Tub Drain: PVC
- 4. Washer Hose Bib: Gate valves
- 5. Washer and Dryer Electrical: 110-240 VAC
- 6. Dryer Vent: Plastic flex Suggest complete metal venting, suggest venting to the outside



- 7. Washer Drain: Stand pipe

Second Floor Laundry Room/Area

- 8. Ceiling: Drywall
- 9. Walls: Drywall
- 10. Floors: Vinyl floor covering
- 11. Electrical: 110 VAC outlets and lighting circuits
- 12. Washer Hose Bib: Gate valves
- 13. Washer and Dryer Electrical: 110-240 VAC
- 14. Dryer Vent: Combination
- 15. Washer Drain: Wall mounted drain

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.

Lots and Grounds

1. **Porch:** Enclosed/open Settling at support beams-monitor for future movement/front open porch entry showing settlement signs-monitor for future movement



Exterior Surface and Components

2. **Window Screens:** Some missing missing screens-kitchen, bathroom
3. **Exterior Electric Outlets:** 110 VAC GFCI GFCI outlet not operational at back wall

Garage/Carport

4. **Side Garage Electrical:** 110 VAC partially exposed box near garage doors

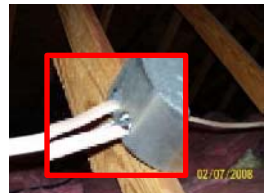


Electrical

5. **Basement Electric Panel GFCI:** present GFCI does not trip when tested in enclosed porch

Attic

6. **Upper and lower area Attic Wiring/Lighting:** 110 VAC lighting circuit wire slightly out of box-needs adjustment
7. **Upper and lower area Attic Bathroom Fan Venting:** Electric fan Vent improperly vents into attic and may cause moisture damage to the insulation-unable to determine if vent for bath or dryer-no visible moisture issues noticed from upper attic access



Heating System

8. **Basement Heating System Controls:** Shut off leaking at collar-suggest adjusting
9. **Basement Heating System Devices:** relief valve missing pipe



Marginal Summary (Continued)

Plumbing

10. Drain Pipes:PVC missing cap to clean out



Bathroom

11. 2nd level-main hall Bathroom ToiletsEljer loose base-suggest securing

Laundry Room/Area

12. Basement Laundry Room/Area Laundry Tub:Plastic Not mounted to floor
13. Second Floor Laundry Room/Area Dryer Vent:Combination

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.

1. Basement Laundry Room/Area Dryer Vent: Plastic flex Suggest complete metal venting, suggest venting to the outside

