

Inspection Report

Prepared For:
Sample Report

Property Address:
State Route 30
Schoharie NY 12157



State Route 30, Schoharie, NY

ASKUS Consulting Services LLC

Thomas G. Valosin, NACHI # 04113092
PO Box 225
Middleburgh, NY 12122-0225
518 827 4852
NYState Lic# 16000005194

[Top](#) [Table of Contents](#) [Bottom](#)

Table of Contents

- [Cover Page](#)
- [Table of Contents](#)
- [Intro Page](#)
- [1 Roof](#)
- [2 Exterior](#)
- [3 Basement, Foundation, Crawlspace and Structure](#)
- [4 Heating and Cooling](#)
- [5 Fireplace - Solid Fuel Stove - Gas Fueled Supplemental Heating Appliance](#)
- [6 Plumbing](#)
- [7 Electrical](#)
- [8 Doors, Windows and Interior](#)
- [9 Insulation and Ventilation](#)
- [10 Garage](#)
- [11 Built-In Kitchen Appliances, Counters and Cabinets](#)
- [12 Laundry](#)
- [13 Water Wells](#)
- [14 Insects & Other Pests](#)
- [15 RADON](#)

[Top](#) [Table of Contents](#) [Bottom](#)

Date: 4/27/2010	Time: 09:15 AM	Report ID: 100610
Property: State Route 30 Schoharie NY 12157	Customer: Sample Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Routine Maintenance (RM) = This is considered a routine maintenance item, necessary for the upkeep and proper operation of any home. In most cases, a routine maintenance item is considered to be an item not needing the training of a specialist in the field. A homeowner wishing to address this item either has the knowledge, skills, tools and equipment needed to safely and correctly complete the task or can easily gain the "know-how" from a local home maintenance store, on-line, or from a do-it-yourself book or program.

Intent of Inspection

Our visual Home Inspection is intended to give you a "Snapshot in Time" of the overall general condition of the building and its' main components and systems as of the time of inspection. We pledge to fulfill this to the best of our ability within limitations presented by existing physical conditions in or about the structure. Please keep in mind that it is virtually impossible to catch every defect that may be present in an entire house during the available inspection time. Varying seasonal and day to day weather changes may bring out, or "hide" conditions not present at the time of inspection. The inspection is intended to significantly reduce, not eliminate, your risks as a home buyer.

Because the inspection is indeed a "snapshot in time", we do offer to accompany you during your pre-closing walk through for the purpose of observing differences, repairs or changes that may have occurred since your inspection.

Style of Home: Manufactured, Two story single family	Age Of Home: Manufactured 2003	Home Faces: East
Weather: Overcast, Intermittent Light Rain-Showers	Temperature: Low 40s'	Client Is Present: Yes
Rain in last 3 days: Yes	Snow: No recent snow, ground clear	Age of addition(s): None
Outbuilding Age: Estimate same as home	Radon Test: Yes	Water Quality Test: Client requested a Bacteria and 24 Chemical Parameter Standard Scan

Well Volumetric Flow Rate:

Yes

Lead in paint test:

Not a "standard" test due to recent age of structure

Septic Dye Test:

Not requested

[Top](#) [Table of Contents](#) [Bottom](#)

1. Roof

The inspector shall inspect from 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 arresters, or similar attachments.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, RM=Routine Maintenance Item

IN	NI	NP	RR	RM	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.0 ROOF COVERINGS Roof Covering: Architectural asphalt fiberglass shingle Viewed roof covering from: Binoculars, Ground, Vantage point above roof Comments: Due to the low temperatures we could not walk on the roof surface due to the possibility of damaging the covering material. Roof appeared to be in near new condition.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.1 SKYLIGHTS, ROOF PENETRATIONS Sky Light(s): None Chimney (exterior): Through wall high efficiency venting unit Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.2 ROOF STRUCTURE AND ATTIC Roof Structure: Engineered wood trusses, Plywood Roof-Type: Gable Method used to observe attic: From entry Attic info: Attic hatch, Scuttle hole Comments: Scuttle hole into attic above garage is far too small to allow inspection access (Picture 1). I advise providing / installing access to the attic area. The homeowner should be able to access the attic area as a part of routine maintenance. The homeowner should check the condition of the roof sheathing to observe for possible leaks, condition of through roof penetrations, the insulation, electrical wiring, etc. Your inspector can also provide this service as part of a Home Maintenance Inspection Program. Additionally, an easily accessible attic may simplify projects for electricians and other trades people, requiring less time, thereby reducing the cost of maintenance or remodeling projects.
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The attic above the house itself (Picture 2) revealed standard construction of a modular home (Picture 3)

IN	NI	NP	RR	RM	Inspection Items
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IN NI NP RR RM Inspection Items



1.2 Picture 1 Attic above garage access



1.2 Picture 2 House attic

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



1.2 Picture 3 Standard construction methods & materials

1.3 ROOF DRAINAGE SYSTEMS and DRIP EDGE

Comments:

A fitting allowing connection of the rectangular downspout to the round drain (Picture 1) should be installed to prevent small creatures using the drain as a nesting site (Picture 2).

IN NI NP RR RM Inspection Items



1.3 Picture 1 Use proper fitting



1.3 Picture 2 Install fitting

IN NI NP RR RM Inspection Items

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The roof 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. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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.

[Top Table of Contents Bottom](#)

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.

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IN	NI	NP	RR	RM	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.0 EXTERIOR FOUNDATION WALLS Comments: Appeared to be in good condition at the time of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2.1 EXTERIOR WALLS Comments: In general, at the time of inspection, the exterior wall appeared to be in generally good condition but in need of minor routine maintenance. These maintenance items include caulking, filling small holes and cleaning.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.2 SIDING, FLASHING Siding Style: Lap Siding Material: Vinyl Comments: Siding & flashing appeared to be in good overall condition at the time of inspection. Periodic routine maintenance cleaning with a pressure washer on a low setting will help keep the siding clean. Direct the flow downward so as to not drive the water up under the lap of the siding.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.3 EAVES, SOFFITS, FASCIA and TRIM Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.4 DOORS (Exterior) Exterior Entry Doors: Clad wood product Comments: Door from garage to outside needs a landing and steps. This step is far too high, a fall hazard (Picture 1)

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



2.4 Picture 1 Long step down

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2.5 WINDOWS

Comments:

Several windows lacked window screens. A representative number of the windows were checked and found to be in good condition.

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2.6 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Appurtenance: Deck with steps, Entry deck(s)

Comments:

Current good construction practice calls for handrail picket spacing not greater than 4 inches (Picture 1). This is to prevent possible injury to toddlers or pets.

Front entry steps are pitched in excess of 2 degrees which is a fall issue when steps are wet or iced. Riser height is non-uniform which can also cause a fall. The painted surface is slick, another fall concern (Picture 2) Advise a non-slip substance be applied. The Benjamin-Moore Paint Company has acquired the InslX Coating Systems Company that produces a reasonably priced Anti-Slip Paint called SureStep.

The wood 4" X 4" support post for the entry deck, unless it bored an is mounted on a pin imbedded in the concrete, is not secured to the the concrete pier. This is doubtful because the post is not aligned over the center of the pier (Picture 3). Support posts should be secured to the pier.

According to the US Forest Products Research Council, the best method of building a deck is to use freestanding construction as was done here (Picture 4), at the rear of the home. This is because the major cause of conventionally constructed deck failure is at the point of connection to the parent structure. The deck appears to be well cross braced for stability (Picture 5) and ties and hangers were used to join the structural members. Above deck, the choice of railing is not current standard, having openings in excess of four inches and a ladder-like construction (Picture 7). This is of particular concern when toddlers, children and small animals are present. A little one can crawl right off the deck surface.

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

Similarity, the railing for the deck located to the west side of the barn, which once served as a deck for a swimming pool (Picture 8), also has ladder-like railings with openings in excess of four inches and the gate is difficult to close (Picture 9) due to very tight clearance (Picture 10).



2.6 Picture 1 Over 4 inches

IN NI NP RR RM Inspection Items

IN NI NP RR RM **Inspection Items**



2.6 Picture 2 Slick steps



2.6 Picture 3 Appears to be unsecured & misaligned

IN NI NP RR RM **Inspection Items**

IN NI NP RR RM **Inspection Items**



2.6 Picture 4 Good method



2.6 Picture 5 Well cross braced

IN NI NP RR RM **Inspection Items**

IN NI NP RR RM Inspection Items



2.6 Picture 6 Ties and hangers



2.6 Picture 7 Ladder-like construction

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



2.6 Picture 8 Pool deck



2.6 Picture 9 Ladder like & difficult to close

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



2.6 Picture 10 Gate binds

2.7 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)
Driveway: Stone
Comments:

2.8 FENCES
Comments:
 Livestock fences were not inspected. Not being an animal husbandry specialist, we cannot comment on the adequacy of the animal stalls, paddocks or fences for any specific animal use. Advise Client consultation with the Cooperative Extension Office in Cobleskill or the Animal Husbandry Program at the State University of New York Agricultural and Technical College in Cobleskill for assistance in this field.

2.9 HAZARDOUS MATERIAL STORAGE
Comments:
 Do not store containers of gasoline within the garage. It is unsafe to do so. Fumes from storage contains could be ignited and the Volatile Organic Compound (VOC) vapors of the fumes are a health issue.

2.10 ADDITIONAL BUILDINGS ON PROPERTY
Comments:
 The hay-mow door at the upper story of the barn (Picture 1) is a fall concern (Picture 2). It is too easy for a youngster to open the lower level of this "Dutch Door" which results in a potential for a fall of at least 10 feet.

Flooring at the hay-mow door is weather degraded and soft (Picture 3).

There are multiple burrowed entry points at the barn perimeter (Picture 4). Services of a nuisance wildlife specialist may be needed.

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

The hay-mow access ladder (Picture 5) is rudimentary in construction and difficult to negotiate due to its' vertical position. It does not have a slope, pitch or lean associated with a standard ladder.

Not being an animal husbandry specialist, we cannot comment on the adequacy of the animal stalls, paddocks or fences for any specific animal use. Advise Client consultation with the Cooperative Extension Office in Cobleskill or the Animal Husbandry Program at the State University of New York Agricultural and Technical College in Cobleskill for assistance in this field.

The small lawn and garden equipment "Amish Shed" type structure to the east of the driveway was not inspected since buildings of this type are considered to be easily moveable non permanent structures (Picture 6).



2.10 Picture 1 Barn hay-mow door

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



2.10 Picture 2 Fall concern



2.10 Picture 3 Weather degraded flooring

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



2.10 Picture 4 Multiple burrowed entries



2.10 Picture 5 Hay-mow ladder

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



2.10 Picture 6 Garden equipment shed

IN NI NP RR RM Inspection Items

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The exterior 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. 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.

[Top Table of Contents](#) [Bottom](#)

3. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

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IN NI NP RR RM Inspection Items

3.0 BASEMENT and CRAWLSPACES - GENERAL

Foundation: Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:

High potential for a fully useable basement as Client described her wishes provided current damp-proofing techniques are utilized and moisture venting fans be installed and used.

3.1 BASEMENT, FOUNDATION, CELLAR or CRAWLSPACE WALLS (Structural)

Comments:

3.2

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

COLUMNS, PIERS, POSTS, JOISTS & BEAMS

Columns or Piers: Steel lally columns
Comments:

3.3 BASEMENT / CRAWLSPACE FLOOR (Structural)
Basement / CrawlSpace Floor Structure: Concrete Slab
Comments:

3.4 VAPOR BARRIER
Comments:
 Much of the ceiling finish serves as a vapor barrier to the living area. In open (utility) areas of the basement, no additional vapor barrier has been installed.

3.5 BASEMENT / CRAWLSPACE CEILINGS (Structural)
Basement Ceiling Structure: 2 X 6 or better
Comments:
 Typical construction technique and materials of the period of construction and architectural style

3.6 BASEMENT WINDOWS
Comments:

3.7 BASEMENT STEPS / STAIRWAYS
Comments:
 The hand rail for the basement stairs is missing (Picture 1). A fall or injury could occur if not corrected. A handrail should be installed for safety, on the open side of the stairway..



3.7 Picture 1 Need railing on open side

3.8 SUMP PUMP
Comments:

3.9

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

Inspectors Comments

Comments:

Observation in the basement revealed construction techniques and materials typical of the period. No unusual or unexpected items were noted.

Because this is a finished basement I advise continuous operation of a dehumidifer (draining directly into the waste water system) to maintain a humidity level of 40 - 50%. Concrete continuously transpires moisture which will enter finish products within the basement. Maintaining the lower humidity will make the area more comfortable for occupants, maximize the service life of finish material and minimize the opportunity for mold and mustiness within the basement.

IN NI NP RR RM Inspection Items

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[Top Table of Contents](#) [Bottom](#)

4. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

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IN NI NP RR RM Inspection Items

4.0 HEATING EQUIPMENT

Number of Heat Systems: Two

Primary Heating System Type: Forced Air

Primary System Fuel: Propane

Secondary Heating System Type: Auger fed pea coal

Secondary Heating System Fuel: Anthracite "pea" coal

Secondary System Brand: Unknown

Secondary System Ductwork: N/A

Secondary System Pipes: N/A

Comments:

The furnace operated and delivered heat at the time of inspection. There were no current Inspection labels on or around the unit indicating a routine maintenance program is in place. Advise a routine maintenance program with the service supplier of your choice. Advise you consider establishing a service and maintenance contract. Such a contract may well eliminate, or at least minimize, the need for emergency service. If emergency service is needed while under a service agreement, the costs are usually lower compared to a non-contractual emergency service call. Oil fired units should be routinely maintained at least yearly and gas fired units at least every other year.

4.1 NORMAL OPERATING CONTROLS

Comments:

Responded properly to operation of the thermostats.

4.2

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Primary System Ductwork: Non-insulated

Primary Filter Type: Disposable

Primary Filter Size: 16x25

Comments:

Follow manufactures directions for maintaining function of the humidifier (Picture 1). This device adds some moisture to the air during the winter to make the environment more comfortable. Non-humidified forced air systems are sometimes faulted for making the air too dry, causing a condition where static sparks are generated when a person touches metal after walking across the carpet. Also, there are health issues caused by very dry air. The nasal passages become dry and irritated and nose bleeds may occur.

This is the disposable furnace duct filter (Picture 2). The filter needs to be in place for maximum occupant comfort. I recommend replacement of the filter on a routine basis as needed,. This is an expected routine maintenance item for the homeowner. Likewise, keep heating ducts, louvers and any ancillary filters clean for peak system efficiency. This is particularly important when an occupant is subject to allergies because a forced air heating system will distribute any allergens throughout the interior environment.



4.2 Picture 1 Humidifier

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



4.2 Picture 2 Furnace filter

4.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM
Comments:

4.4 CHIMNEYS, FLUES AND VENTS
Comments:
High efficiency gas fueled furnace requires only PVC plastic venting. Low temperature water vapor is the main discharge product of combustion.

4.5 COOLING AND AIR HANDLER EQUIPMENT
Cooling Equipment Type: Central Air
Cooling Equipment Energy Source: Electricity
Central Cooling Equipment Manufacturer: GOODMAN
Number of Window or through wall AC Units: None
Comments:
The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not operationally test this unit (Picture 1). Keep the condenser unit clean - cut the grass with the mower discharge aimed away from the unit and keep it clear - do not block or reduce the airflow to the unit.

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



4.5 Picture 1 Keep it clear & clean

4.6 NORMAL OPERATING CONTROLS - COOLING

Comments:

Could not operate the unit. Ambient air temperatures have not been above 65 degrees Fahrenheit.

4.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments:

4.8 PERMANENTLY INSTALLED WINDOW TYPE AIR CONDITIONER(S)

Comments:

4.9 FUEL STORAGE AND DISTRIBUTION AND SHUTOFF

Comments:

Prior to taking possession, arrange for propane service to be transferred to your account. Shut off is at the device or at the propane tank. Lift the green lid (Picture 1) to access the valve.

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



4.9 Picture 1 Buried propane tank

4.10 CEILING FANS

Comments:

Appeared to operate properly, without vibration or noise, at the time of inspection

IN NI NP RR RM Inspection Items

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The heating and cooling system of this 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 is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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.

[Top Table of Contents](#) [Bottom](#)

5. Fireplace - Solid Fuel Stove - Gas Fueled Supplemental Heating Appliance

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IN NI NP RR RM Inspection Items

5.0 Fireplace

Comments:

5.1 Solid Fuel Stove

Comments:

An anthracite coal stove is located in the corner of the living room (Picture 1). The power for the drive auger and blower was disconnected at the time of inspection, The unit was not fired due to the home being vacant. Client indicated the unit will be removed and relocated into the barn.

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



5.1 Picture 1 Anthracite coal stove

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5.2 Chimney

Comments:

Vent gas waste product has discolored the siding at the anthracite coal stove through wall chimney (Picture 1).

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



5.2 Picture 1 Staining

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5.3 Solid fuel supply

Comments:

Bags of anthracite coal are presently stored in the garage. **CAUTION:** Use caution when choosing a storage area for this material. An average bag for home use weighs 40 pounds. Individually, that is not too bad and is easy for most people to handle. Many stoves consume one half to one bag per day. Typically, people buy in bulk to obtain the best pricing. At one half bag per day, over a heating season running from mid September to the end of April - a period of 31.5 weeks, or 220.5 days, a total of just over 110 bags will be consumed. That is a weight of 2200 pounds (2.2 tons). If larger quantities are consumed during the coldest weather, in excess of 3 to 4 tons could be on hand. This weight can easily exceed the load bearing capacity of many structural areas in the average home. Therefore, ***it is not advisable to store this supply on a porch or deck. The best storage is indeed on pallets on a dirt or concrete floor in the basement or a garage.***

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5.4 Supplemental Heating Appliance - Gas or Kerosene Fueled

Comments:

IN NI NP RR RM Inspection Items

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[Top Table of Contents](#) [Bottom](#)

6. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems.

Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, RM=Routine Maintenance Item

IN NI NP RR RM Inspection Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Washer Drain Size: 1- 1/2" Diameter

Plumbing Waste: PVC

Comments:

PVC drain connections at a drain trap (the "U" shaped portion) are intended for hand tightening only (Picture 1). Due to expansion and contraction of the material from hot and cold water, these connections do tend to loosen. Advise checking the connections routinely, perhaps every other week, and tightening as needed. This is a routine maintenance item for the home owner.



6.0 Picture 1 PVC drainage pipes

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Drinking Water Source: Well

Water Filters: (We do not inspect filtration systems)

Plumbing Water Supply (into home): Black hose

Plumbing Water Distribution (inside home): Plastic

Comments:

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Water Heater Power Source: Propane (quick recovery)

Water Heater Capacity: 40 Gallon

Manufacturer: GSW -Fergus, Ontario

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

Comments:

Water temperature can be adjusted at the aquastat on the water heater.

Hot water temperature, measured at the kitchen sink faucet, was 116 degrees Fahrenheit.

IMPORTANT SAFETY INFORMATION: Present safety guidelines for domestic hot water temperature advises a maximum temperature of 120 degrees Fahrenheit. This is to protect against scalding. This is of particular importance for youngsters, the elderly and infirm.

At 120 degrees, scalding will occur in 5 minutes. At 130 degrees, in 30 seconds. At 140 degrees, under 5 seconds. The optimum "hot" shower temperature is 101 - 102 degrees and hot tubs or spas should not exceed 105 degrees.

6.3 PLUMBING EQUIPMENT FUEL STORAGE

Comments:

See Section 4.9

6.4 MAIN FUEL SHUT OFF (Describe Location)

Comments:

See Section 4.9

IN NI NP RR RM Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, RM=Routine Maintenance Item

The plumbing in 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. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. 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.

[Top Table of Contents](#) [Bottom](#)

7. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, RM=Routine Maintenance Item

IN NI NP RR RM Inspection Items

7.0 SERVICE ENTRANCE LINES

Electrical Service Conductors: Below ground

Comments:

Be sure to maintain caulk around the power cable entry (Picture 1) to prevent water from wicking along the cable into the breaker panel.

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



IN NI NP RR RM Inspection Items

7.0 Picture 1 Keep it sealed

IN NI NP RR RM Inspection Items

7.1 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS

Panel capacity: 200 AMP
Main Panel Type: Circuit breakers
Electric Panel Manufacturer: CHALLENGER
Comments:

Aarons' Electric out of Middleburgh installed the electric service (Picture 1). You may wish to use Aaron for any future needed electric work, such as your planned summer kitchen or the workshop in the barn.

The electrical installation was approved by the underwriter inspector on Jan 13, 2002 (Picture 2).

Access to the electrical panel shall be free of any obstacles. There should be no other wiring or stored material in or around the panel box (Picture 3). This telephone and television wiring should be relocated or repositioned so as to provide no hinderance to a person needing to access the breaker panel. A clear area of at least 3 feet must be maintained in front of the panel and 30 inches to each side. The panel door must be able to open beyond 90 degrees without hinderance.

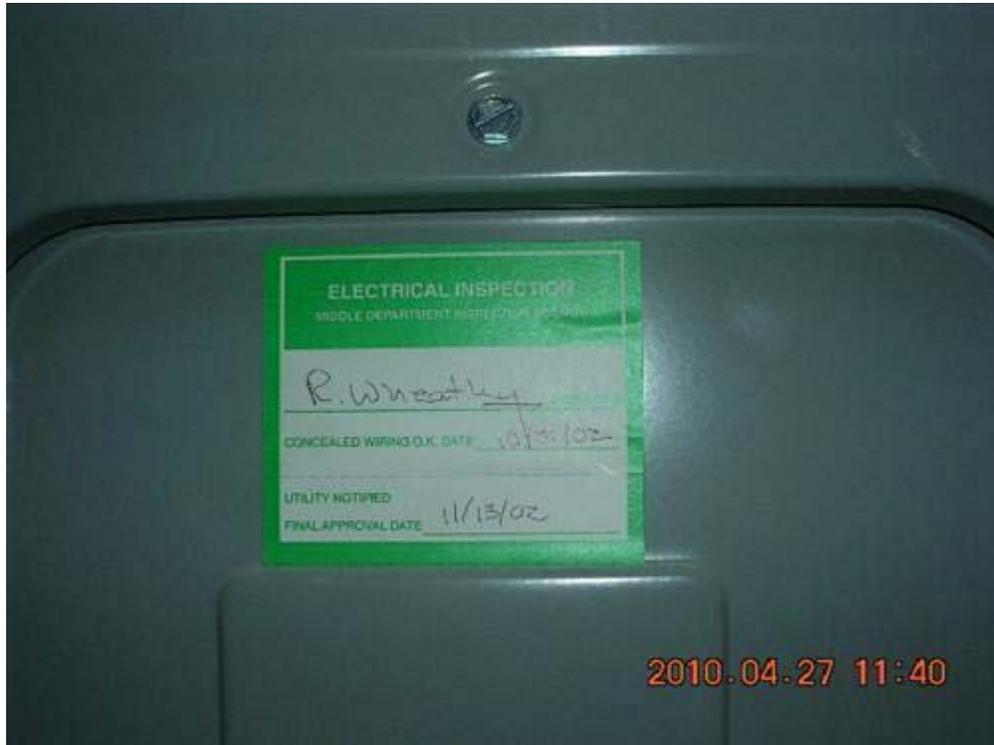
The sub-panel in the barn needs a knockout cover plate installed for safety (Picture 4). All openings into ANY electrical box must contain a wire and clamp or a manufactures approved knockout cover. In this situation a person can directly contact the main power buss within the panel box.



7.1 Picture 1 Service installer

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



7.1 Picture 2 Jan 13, 02 approval



7.1 Picture 3 NO - this is restricted access to panel

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



7.1 Picture 4 Need knockout cover

7.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments:

Main electrical panel is located in the basement, behind an access panel in the finished family room, on the front left corner wall of the structure.

The sub panel box is located at in the barn to the left of the side entry door.

7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Branch wire 15 and 20 AMP: Copper
Wiring Methods in visable & accessible areas: Romex
Comments:

7.4 SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number)

Comments:

All lamps should have a protective globe to guard against breakage and injury should the bulb break (Picture 1). This is particularly important in closets where stored material is often tightly placed on shelving (Picture 2). A broken lamp within a closet could start a fire in stored material should the lamp be broken.

Several outlets or switches have broken, missing or damaged covers (Picture 3). All electrical boxes, regardless of function, should have manufacture designed and approved covers.

IN NI NP RR RM Inspection Items

IN NI NP RR RM **Inspection Items**



7.4 Picture 1 Need globe



7.4 Picture 2 Need bulb protection

IN NI NP RR RM **Inspection Items**

IN NI NP RR RM Inspection Items



7.4 Picture 3 Several broken or missing cover plates

7.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN BASEMENT, CEMENT FLOORED AREAS, CRAWL AREAS, GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments:

GFCI (Ground Fault Circuit Interrupter) outlet at the garage showing "reversed polarity," and may not be grounded or a loose ground connection (Picture 1). This is a safety issue that needs to be corrected. I recommend repair as needed by a qualified individual..

Present day safety practice calls for GFCI protection for all outlets located in wet, damp or potentially wet or damp areas, including kitchens, bathrooms, outdoor outlets, those in dirt floored areas, crawlspaces, below grade or in areas having concrete floors (even if rug covered). Installation of GFCI protection is an inexpensive and simple safety upgrade.

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



7.5 Picture 1 Incorrectly wired GFCI outlet

7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

The GFCI outlet at the exterior of the home (Picture 1) did not function properly when tested. A qualified individual should replace or repair this outlet.

Bathroom and kitchen GFCI outlets responded to operation of external test device.

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



7.6 Picture 1 GFCI device failed to trip

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7.7 SMOKE DETECTORS

Comments:

Any existing smoke detectors should be cleaned and tested at the time you move in. Fresh batteries should be installed. Smoke detectors have a finite life due to material sensitivity as well as normal dirt, dust and grease buildup. Advise replacing any smoke detectors that appear to be over 5 years old.

PLEASE NOTE - FOR YOUR FAMILIES SAFETY Present safety practice calls for and requires at least one smoke detector on each level and also *within each sleeping area*. Smoke detectors are desensitized over time by normal household dust, dirt and grease. They should be replaced, in the average home, every five years. Batteries should be replaced whenever a detector has sounded and at least twice per year.

It is also advisable to have at least one working Carbon Monoxide detector at each level where there is a combustion device. Install either device per manufactures directions.

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7.8 CARBON MONOXIDE DETECTORS

Comments:

Observed no functioning carbon monoxide detector in the home. It is recommended that one be installed according to the manufacturer's instructions.

Carbon monoxide detectors are inexpensive safety devices. Inspector advises installation, per manufactures directions, of a Carbon Monoxide detector at each level where there is a combustion device and on any floor of the structure having a sleeping area. Advise these be digital readout, plug in devices with battery back-up.

The New York State Legislature have passed Amandas Law calling for the installation of operating Carbon Monoxide Detectors in all homes using combustion devices effective 22 February 2010. At that time, if any combustion device is installed, it is also required the presence of existing detector be verified or one be installed. In new construction the device must be hard wired into the electrical system. All homes regardless of age must be fitted with detectors at proscribed locations when ownership is transferred. It is advised

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

detectors be installed on each level of the home. Amanda, a teenager on a sleep-over at a friends, perished from carbon monoxide. The home had no CO Detector.

7.9 EMERGENCY GENERATOR

Comments:
No emergency generator or generator connection point was observed.

7.10 OTHER WIRING

Comments:
Phone and television cables run about the home, particularly on the exterior, in non-workmanlike manner (Picture 1 - 2). This does not appear to be the work of the "company" but rather that of an unskilled "do - it - yourself" person.



7.10 Picture 1 Sloppy work

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



7.10 Picture 2 Sloppy work

7.11 INSPECTORS COMMENTS

Comments:

Electrical shortcomings noted are typical and representative of conditions observed at the time of inspection. Called out shortcomings do not represent all problems with the system. Any and all electrical problems are considered potentially hazardous. Advise a qualified electrician address these and all other electrical problems he may observe.

IN NI NP RR RM Inspection Items

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The electrical system 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. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. 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.

[Top Table of Contents](#) [Bottom](#)

8. Doors, Windows and Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; 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 observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not

permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, RM=Routine Maintenance Item

IN NI NP RR RM Inspection Items

8.0 CEILINGS

Ceiling Material(s): Sheetrock

Comments:

Ceilings appeared to be in generally good condition. No indications of leaks. Minor routine cosmetic maintenance (painting) may be desired.

8.1 WALLS

Wall Material(s): Sheetrock

Comments:

Passage wall on the second story into the finished second level of the garage is incomplete (Picture 1). Advise completion to minimize potential for insulation particles becoming airborne.

Walls in the main living areas appeared to be in generally good condition needing only minor cosmetic maintenance (painting).



8.1 Picture 1 Incomplete

8.2 FLOORS

Floor Covering(s): Carpet, Sheetgood

Comments:

Floors appeared to be in good condition.

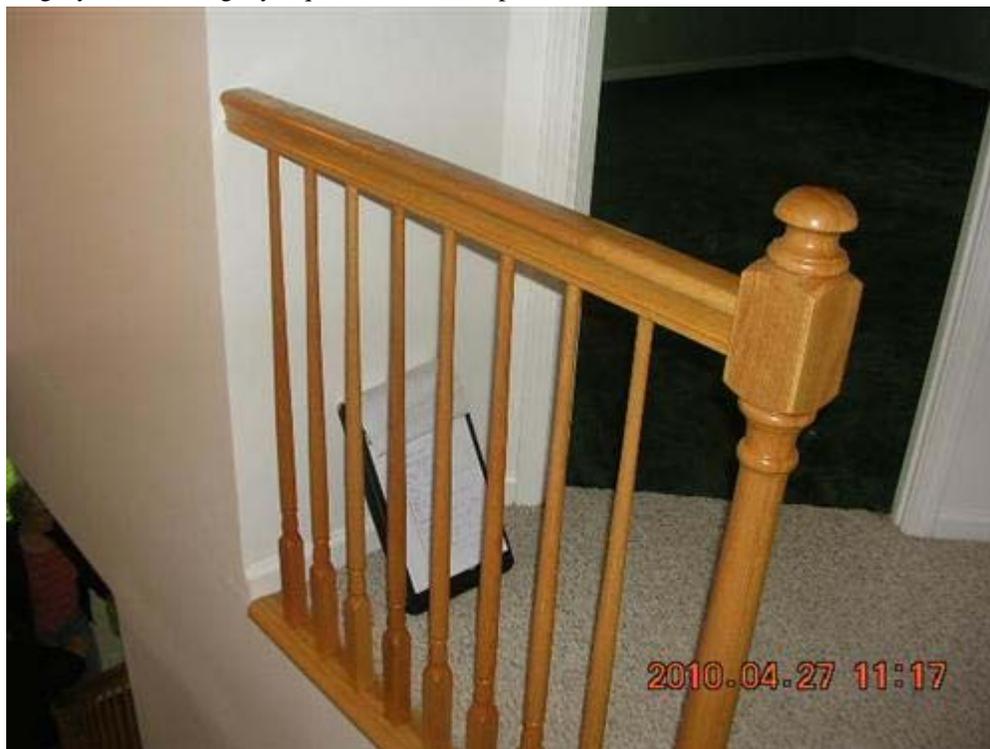
8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments:

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

The Newel post and railings on the staircase are loose (Picture 1). This can be repaired, preserving the integrity of the railing, by a qualified finish carpenter.



8.3 Picture 1 Railing loose

8.4 DOORS (REPRESENTATIVE NUMBER)

Interior Doors: Wood

Comments:

A representative number of interior doors were checked and found to be in good condition at the time of inspection.

8.5 WINDOWS (REPRESENTATIVE NUMBER)

Window Types: Mixed type windows, Picture window, Thermal/Insulated, Tilt feature

Window Manufacturer: UNKNOWN

Comments:

All windows are of modern energy efficient design and appeared to be in good operational condition at the time of inspection

8.6 HAZARDOUS MATERIAL STORAGE

Comments:

FOR YOUR SAFETY AND INFORMATION: Any hazardous material such as fuel, chemicals, fertilizer, cleaning supplies, paint and other materials should only be stored in approved containers kept within an approved storage cabinet, following manufactures guidelines. Fuel and fertilizers should never be in the same storage cabinet. These materials should not be stored within the house. They give off volatile organic compounds which have been known to cause health related issues.

8.7 INSPECTORS COMMENTS

Comments:

Advise checking with the local municipal office to determine that any "Trades" work, done by a "professional", or by the homeowner, was authorized, had the proper permits issued, was inspected by the local Codes Enforcement Officer and a C.O. (Certificate of Occupancy) was issued.

IN NI NP RR RM Inspection Items

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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.

[Top Table of Contents](#) [Bottom](#)

9. Insulation and Ventilation

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

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, RM=Routine Maintenance Item

IN NI NP RR RM Inspection Items

9.0 INSULATION IN ATTIC
Attic Insulation: Estimate R-30 or better, Fiberglass

Comments:
 Attic is insulated (Picture 1) but insulation would be more effective if the insulation was installed in uniform thickness (Picture 2).



9.0 Picture 1 Attic insulation

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



9.0 Picture 2 Install to uniform depth

- 9.1 INSULATION UNDER MAIN FLOOR (Basement / Crawlspace ceiling)
First Floor (Basement/ Crawl Ceiling) Insulation: Finished basement ceiling precluded view of insulation, if any
Comments:
 You may wish to add to occupant comfort by installing insulation in all joist bays in the basement.
- 9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)
Comments:
 Could not determine if vapor barrier installation was installed prior to finishing floors in family room of the basement.
- 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS
Ventilation: Ridge vents, Soffit Vents
Comments:
- 9.4 VENTING SYSTEMS (Kitchen and baths)
Bathroom Exhaust Fans: Fan, Fan with light, Varies depending on bathroom
Dryer Power Source: 220 Electric
Dryer Vent: Flexible Metal
Comments:
 Kitchen, bathrooms and laundry areas should all have exhaust venting to the exterior of the structure. All these areas produce copious quantities of moisture. When not vented, the interior humidity level rises enough to make the atmospheric conditions uncomfortable for occupants and increases the chance of mold growth and other moisture related problems such as peeling paint and wallpaper. Advise installation, maintenance and use of kitchen cooking vents, laundry area and bathroom vents.
- 9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)
Comments:

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

9.6 ROOF VENTING

Comments:

Ridge vent in the roof appeared to be functional (Picture 1).



9.6 Picture 1 Roof ridge vent

9.7 SOFFIT VENTING

Comments:

Insulation should be pulled back from soffit areas to allow free flow of air from soffit vents, up along the underside of the roof and out through the ridge vent. Baffles, sometimes known by the name "Proper-vent", installed between the rafters at the low end will provide assurance that the soffit vents are kept clear. This is important to minimize winter ice-damming, to maximize the service life of roof shingles and sheathing and for occupant comfort and energy efficiency.



9.7 Picture 1 Keep open

IN NI NP RR RM Inspection Items

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The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible

or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

[Top Table of Contents](#) [Bottom](#)

10. Garage

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, RM=Routine Maintenance Item

IN	NI	NP	RR	RM	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.0 GARAGE OVERALL STRUCTURE Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.1 GARAGE WALLS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.2 GARAGE WINDOWS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10.3 PASSAGE DOOR FIREWALL SEPARATION TO MAIN STRUCTURE Comments: Some rust was observed at the base of the passage door into the basement (Picture 1), indicating some water intrusion at that point. Attempt to stop water entry and repair door to stop continued rusting. This door, and the door into the home itself are, and should be, metal for fire safety, should have self closure devices and should never be propped open.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.4 GARAGE CEILING COVERING Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.5



10.3 Picture 1 Rust on passage door

IN	NI	NP	RR	RM	Inspection Items
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IN NI NP RR RM Inspection Items

GARAGE FLOOR & APRON

Comments:

10.6 GARAGE VEHICLE DOOR (S)

Garage Door Type: One automatic overhead, One manual overhead

Garage Door Material: Metal

Comments:

10.7 OCCUPANT DOOR FROM GARAGE TO EXTERIOR

Comments:

Present day good construction and safety practice calls for an auto closure device on the passage door from the garage into the home. This door should be fire rated (not wood) and should never be propped open.

10.8 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments:

The auto reverse operation (door reverses when it encounters resistance) functions but requires a large degree of resistance. This could easily cause injury to a youngster or a pet. When the door fully reaches the floor, it auto reverses. Advise a qualified garage door mechanic make necessary adjustments and corrections.

10.9 AUTO REVERSE SAFETY SENSORS AT FLOOR LEVEL

Comments:

The floor level sensors are in place for garage door(s) and will reverse the door but are located too high (Picture 1). They should be 4 to 6 inches above the floor. Advise a qualified garage door mechanic make necessary adjustments and corrections.



10.9 Picture 1 Too high

10.10 STAIRS WITHIN GARAGE (if any)

Comments:

The hand/guard rail for the entry stairs does not have a guard rail with proper picket spacing and the railing

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

is loose (Picture 1). A proper repair is needed to ensure stability or an injury might occur. Advise a qualified individual modify the railing to comply with present day safety standards.

A railing is needed going into the basement (Picture 2).

This may have been installed (Picture 3) with the intention of connecting a handrail. Right now, it is a trip hazard and could be very dangerous. Should a person fall while negotiating the stairway they could become impaled.



10.10 Picture 1 Railing loose, plus other issues

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



10.10 Picture 2 Need railing



10.10 Picture 3 OUCH - dangerous!

10.11 HEAT SOURCE IN GARAGE
Comments:

IN NI NP RR RM Inspection Items

IN	NI	NP	RR	RM	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.12 HAZARDOUS MATERIAL STORAGE Comments: Hazardous materials such as gasoline, paints and sprays should not be stored within the attached garage. In addition to the obvious fire hazard, volatile organic compounds (VOC), fumes, can affect the health of occupants.

IN	NI	NP	RR	RM	Inspection Items
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, RM=Routine Maintenance Item Top Table of Contents Bottom					

11. Built-In Kitchen Appliances, Counters and Cabinets

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.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, RM=Routine Maintenance Item

IN	NI	NP	RR	RM	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.0 DISHWASHER Dishwasher Brand: KENMORE Refrigerator: KENMORE Comments: Ran cycle. Appeared to function.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.1 RANGES/OVENS/COOKTOPS Range/Oven: KENMORE Comments: Appeared to function at time of inspection. Timers and temperature setting are not checked for accuracy.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.2 RANGE HOOD Exhaust/Range hood: BROAN Comments: Should you need to replace the venting device, or remodel, I suggest you install an exterior venting unit, if at all possible. External venting units are usually more efficient and do a better job removing cooking generated moisture.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.3 TRASH COMPACTOR Trash Compactors: NONE Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4 FOOD WASTE DISPOSER Disposer Brand: NONE Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.5 MICROWAVE COOKING EQUIPMENT Comments: Counter top microwave ovens are considered a portable "kitchen tool", much like a MixMaster. Such devices not normally transferred with the property at time of sale
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.6 REFRIGERATOR / FREEZER Comments: The door gaskets are worn, reducing the efficiency of the unit. Door gaskets are replaceable items. Mold and mildew observed in the refrigerator / freezer. Appliance will need a thorough sanitization prior to use.

IN	NI	NP	RR	RM	Inspection Items
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IN	NI	NP	RR	RM	Inspection Items
					Refrigerator / freezer not connected and was out of service at the time of inspection. Could not verify that the unit can store food within safe temperature ranges.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.7 COUNTERS and CABINETS Comments: Counters, cabinets and cabinet doors appeared to be in good condition and well maintained at the time of inspection.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.8 Inspectors comments Comments: Built in kitchen appliances appeared to function as noted at the time of inspection. Consider that these are "used equipment". Because everyone has a different lifestyle and habits, workload and usage of appliances is highly variable. Therefore, the chronological age of an appliance is not a true indication of future service life. Advise you consider all appliances as "used equipment".
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IN	NI	NP	RR	RM	Inspection Items
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The built-in appliances of the home were 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. 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. Keep in mind that all kitchen appliances are considered "used equipment". From household to household living styles vary. Age of an appliance does not indicate its' condition. Any appliance may have had light or heavy use; attentive maintenance and care, or near neglect. Therefore, the inspector cannot forecast estimated remaining service life..

[Top Table of Contents](#) [Bottom](#)

12. Laundry

IN	NI	NP	RR	RM	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.0 Laundry Equipment Comments: Laundry equipment, the clothes washer and dryer, are subjected to a greatly varied use cycle from home to home. A recent date of manufacture does not mean the equipment is not physically aged, well beyond the chronological age, from numerous cycles and heavy use. Conversely, chronologically aged equipment may have had little physical use. As such, laundry equipment should be considered "used equipment" with a non-determinable remaining service life.
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IN	NI	NP	RR	RM	Inspection Items
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IN NI NP RR RM Inspection Items



12.0 Picture 1 Laundry equipment

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12.1 Dryer vent

Comments:

Existing dryer vent is flex-metal corrugated. Vent is not connected (Picture 1). Do not vent into the home.

Present day good construction and safety practice calls for a smooth walled metal dryer exhaust vent with sections fastened by clamps, not screws, and venting to the exterior of the structure. Length should not exceed 25 feet and the run should be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Flex wall venting, metal or plastic, tends to collect quantities of lint. Lint is a fire hazard. Dryer lint fires are the fourth most common cause of home fires behind smoking, electrical and wood stoves.

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



12.1 Picture 1 Not connected

12.2 Washer drain

Comments:

The 1-1/2 inch washer drain is undersized by present day standards (Picture 1). Many modern clothes washers require a 2 inch drain due to the speed and volume of auto-draining function. Advise the existing drain may need to be enlarged.

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



12.2 Picture 1 Drain

- 12.3 Detergent and hazardous supply storage

Comments:

SAFETY REMINDER: Laundry detergents and associated products are considered hazardous material. As such, there should be provision to secure these products in the laundry area. A high shelf does not qualify because youngsters love to climb. Advise a locking cabinet be provided for the purpose of safely storing these products.

- 12.4 Washer connections

Comments:

In an ideal world the washer water supply valve (Picture 1, arrow) would be turned off when the washer is not in use. Seldom does this happen. This may leave pressure on the rubber hoses (Picture 1, rectangle). Rubber hose connections for the clothes washer tend to have a high failure rate with the associated potential for water damage. Advise updating the washer hoses to a reinforced metal hose.

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



12.4 Picture 1 Washer connection

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12.5 Dryer fuel supply

Comments:

Electric clothes dryer.



IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

12.5 Picture 1 Dryer connection

IN NI NP RR RM Inspection Items

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[Top Table of Contents](#) [Bottom](#)

13. Water Wells

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IN NI NP RR RM Inspection Items

13.0 WELL PUMP AND EQUIPMENT

Pump Type: Below ground

Accessories: Air bladder tank

Comments:

Normally the electrical supply line is secured with plastic tie wraps, not masking tape (Picture 1).

Winterization and de-winterization process has allowed some water to flow from the packing on the valve, wetting concrete, sole plate and insulation (Picture 2). Some mold like material was observed on the insulation. Valve should be repaired by a qualified individual, area should be dried and insulation removed and replaced with new material.

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



13.0 Picture 1 Masking tape holding electrical line



13.0 Picture 2 Water leak

13.1 FILTERS AND CONDITIONERS
Comments:

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

This conditioning system (Picture 1) requires routine maintenance on the part of the home owner or a water quality service company. Follow directions on the unit or those of the water quality technician. The present owner may be able to supply the operation manuals. Functional testing of these filters is beyond the scope of a home inspection. Advise consulting with a water quality technician.



13.1 Picture 1 Conditioning system

13.2 WATER QUALITY TEST

Comments:
Client requested a water quality analysis for Bacteria and Chemical parameters. This is a "Standard Scan" for Coliform and Fecal/E.Coli (Bacteria) and 24 Chemical Parameters.

These include: Calcium, Copper, Iron, Magnesium, Manganese, Potassium, Sodium, Alkalinity, Chloride, Chlorine, Color, Conductivity, Hardness, Nitrate, Nitrite, Odor, pH, Sediment, TDS, Sulfate, Turbidity, Lead, Arsenic, Ammonia

A sample was drawn and submitted to an independent laboratory certified by both the State and Federal Government.

When results of the test are received from the laboratory they will be forwarded to the Client under separate cover

13.3 VOLUMETRIC FLOW RATE

Comments:
Per Client request a well volumetric output (flow) test was run. Per the terms of the Real Estate Sales Contract, the flow rate must meet a minimum requirement of 3 Gallons Per Minute (GPM) for one hour. The rate at the beginning of the test period was 5.8 GPM, running directly from the storage / pressure tank. The was flow rate was monitored for one hour. The flow rate did not fall under this rate for the duration of the test. After 1 hour the rate was 6.0 GPM, observed during a period of "pump-on", a period where there often shows a slight increase in flow rate

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

Please be aware, many things can cause the flow rate to vary. These include normal seasonal changes in the water table, changes in the aquifer due to mans' influence, geological changes, condition of equipment and other factors.



13.3 Picture 1 5.8 GPM Start

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



13.3 Picture 2 6 GPM at end

13.4 WELL TO SEPTIC SEPARATION

Comments:

The purported septic location is at the rear of the home (Picture 1), down-slope and over 100 feet from the well

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items



13.4 Picture 1 Purported septic location

13.5 WATER FLOW AT FIXTURES

Comments:

A functional flow test was conducted and, at the time of inspection, there appeared to be adequate flow and pressure.

During a functional flow test multiple water consuming devices are simultaneously operated during which time the flow rate is observed for any reduction. If no discernable reduction of flow is noted, the system is considered to have adequate flow.

Such tests are normally conducted at the living area furthest removed from the water supply source.

13.6 WATER SUPPLY SHUT-OFF POINT

Comments:

Turn off water supply at the well tank. Be sure to also turn off the hot water heater.

For ease of maintenance, advise labeling all valves as to purpose. Additionally, suggest all valves be exercised (operated) at least twice a year.

IN NI NP RR RM Inspection Items

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[Top Table of Contents](#) [Bottom](#)

14. Insects & Other Pests

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IN NI NP RR RM Inspection Items

14.0 WOOD DESTROYING INSECTS

Comments:

IN NI NP RR RM Inspection Items

IN NI NP RR RM Inspection Items

At the time of inspection there was no indication of active wood destroying insects in structural material in any visible and accessible area.

14.1 OTHER PESTS

Comments:

Insects, vermin and other pests are part of the natural environment. By their nature, they often invade homes looking for food sources and comfortable nesting areas. Mice and rats have collapsible skeletal structures allowing them to squeeze through surprisingly small openings. It is not uncommon for them to establish colonies within crawlspaces, basements, attics, wall cavities, closets and cabinets where they feed, nest and reproduce. Their presence is considered a potential health hazard. Therefore, ASKUS Consulting Services advises all homeowners have a licensed exterminator determine how best to protect the property against insects and vermin, treat if necessary and periodically monitor and inspect this and other areas as the exterminator may advise.



14.1 Picture 1 Cluster flies

IN NI NP RR RM Inspection Items

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[Top Table of Contents](#) [Bottom](#)

15. RADON

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IN NI NP RR RM Inspection Items

15.0 RADON Level Test

Comments:

Client requested a RADON in Air Level Test be performed. Per protocol, Charcoal Sampling Canisters were placed, exposed for a 48 hour minimum, retrieved and sent to a qualified RADON Laboratory for analysis. Results will be supplied under separate cover upon receipt from the laboratory. The EPA action level is 4.0 pCi/L

IN NI NP RR RM Inspection Items

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[Top](#) [Table of Contents](#) [Bottom](#)