

## Home Inspections



**Site Location:**  
93 Spring Street

**Client:**  
Nancy Harper

**Inspection Date:** 5/13/2013

**Job Number:** 152

## **Table of Contents**

Exterior

Roof

Foundation / Structure

Electrical

Plumbing

Heating / Fireplace

A/C

Kitchen

Bath

Interior / Attic

Wood Boring Insects

Summary

## Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed a qualified contractor should correct them.

<b>LANDSCAPING:</b>	Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.
<b>Site:</b>	Level
<b>PAVED AREAS:</b>	This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.
<b>Driveway:</b>	Asphalt
<b>Rating:</b>	Acceptable
<b>SIDING/TRIM:</b>	Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.
<b>Siding:</b>	Vinyl
<b>Condition:</b>	<b>Open seam ---</b> Open seams was noted. All open seams should be caulked and sealed to help prevent water penetrations and damage to the siding. Location: at a/c pipe entries
<b>Rating:</b>	Maintenance Required
<b>PATIOS:</b>	Patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.
<b>Patio:</b>	Concrete
<b>Rating:</b>	Acceptable
<b>WINDOWS:</b>	Windows are an important part of the structure, gaining and losing more heat than any other element.
<b>Type:</b>	Vinyl
<b>Rating:</b>	Acceptable
<b>Glazing:</b>	Insulated Glass
<b>Rating:</b>	Acceptable
<b>DOORS:</b>	Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.
<b>Entry:</b>	Metal
<b>Rating:</b>	Acceptable
<b>Other:</b>	Sliding Patio
<b>Rating:</b>	Acceptable

**GARAGE:**

Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions are reported accordingly.

**Garage:** Attached Garage  
**Rating:** Acceptable

**Cars:** 1

**Doors:** Metal  
**Rating:** Acceptable

**Opener:** Automatic  
**Rating:** Acceptable

**FIRE DOOR:**

Fire doors are inspected for their safety aspects only in this section.

**Type:** Metal  
**Rating:** Acceptable

# Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed a qualified contractor should correct them.

<b>STYLE:</b>	The predominant roof style of the structure.
<b>Type:</b>	Gable
<b>COVERING:</b>	Covering material is partially a matter of taste, but performs the vital function of keeping water out of the structure. The life of roofing material can vary greatly depending on geographic area and estimates of remaining life (if given) are ESTIMATES.
<b>Material:</b>	Asphalt Shingle
<b>Condition:</b>	<b>Roof ok ---</b> Roof appears to be satisfactory, which means it may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.
<b>SEEN FROM:</b>	This section describes the method the inspector used to examine the roof and obviously affect the ability to observe any conditions.
<b>Method:</b>	Binoculars
<b>GENERAL:</b>	
<b>Weather:</b>	Rain
<b>OVERHANG:</b>	Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.
<b>Fascia:</b>	Metal
<b>Rating:</b>	Acceptable
<b>Soffits:</b>	Vented Soffit
<b>Rating:</b>	Acceptable
<b>DRAINAGE:</b>	This section covers the items used to move the water shed by the roof away from the structure. Water falling too close to the foundation can cause undermining, settlement and leaks into the structure if present.
<b>Type:</b>	Metal
<b>Rating:</b>	Acceptable
<b>Down Spouts:</b>	Metal
<b>Rating:</b>	Acceptable
<b>VENTILATION:</b>	The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.
<b>Type:</b>	Gable, Ridge, Soffit
<b>Rating:</b>	Acceptable
<b>FLUES/VENTS:</b>	Flues are used to vent gases and heat from heating devices and vents are used to vent the plumbing system to atmosphere. This section describes any damage or problems at the roof level.
<b>Plumbing:</b>	Plastic
<b>Rating:</b>	Acceptable

## Foundation / Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed a qualified contractor should correct them.

**FOUNDATION:** This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

**Type:** Frost Walls  
**Rating:** Acceptable

**Materials:** Concrete  
**Rating:** Acceptable

**WALLS:** This section reports on the exterior walls of the building above the foundation and the bulkhead (if any).

**Exterior:** Frame  
**Rating:** Acceptable

# Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed a qualified electrician should correct them.

<b>SERVICE:</b>	Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.
<b>Type:</b>	Underground
<b>Entrance Mat:</b>	Aluminum
<b>Rating:</b>	Acceptable
<b>Ground:</b>	Buried Electrode
<b>Amps:</b>	400
<b>SUB PANELS:</b>	Auxiliary or subpanels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.
<b>Type:</b>	Breaker
<b>Rating:</b>	Acceptable
<b>Location:</b>	Garage
<b>Amp Rating:</b>	100
<b>Volts:</b>	120/240
<b>BRANCH WIRING:</b>	This is the wiring that makes up the bulk of electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.
<b>Type:</b>	Romex
<b>Rating:</b>	Acceptable
<b>Material:</b>	Aluminum, Copper
<b>Condition:</b>	<b>Large aluminum conductors</b> --- Larger circuits have aluminum conductors. (8 gauge or larger). This is not uncommon. If proper connectors are used at each termination, this type of wiring should not cause any problems.
<b>Rating:</b>	Acceptable

**INTERIOR COMP:** The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.

**Receptacles:**  
Condition: **Recept ok ---** Using a circuit tester, grounding type receptacles were randomly checked and correct wiring was indicated.

**GFI:**  
Condition: **GFCI ok ---** Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.

**Detector:**  
Condition: **Smoke detector present ---** Smoke detector(s) were noted. Be sure to check the detector(s) as suggested by manufacturer.  
**No carbon monoxide detector ---** As of 3/6/03 every one and two family home, co-op or condo constructed or offered for sale requires a functioning carbon monoxide detector.

**EXTERIOR COMP:** Exterior components add convenience but have additional hazards because of the presence of water.

**Receptacles:**  
Condition: **GFCI ok ---** Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.



# Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed a qualified plumber should repair them.

<b>WASTE/WATER:</b>	This section describes the type of water supply and waste system for the structure.
<b>Waste Type:</b>	Public
<b>Water Type:</b>	Public
<b>MAIN SUPPLY:</b>	This section covers the type and material of the main water supply to each unit. Learn where your shutoff valve is! If a supply line ruptures extensive water damage can occur rapidly.
<b>Material:</b>	Copper
<b>Rating:</b>	Acceptable
<b>Shutoff:</b>	Closet
<b>Size:</b>	3/4"
<b>SUPPLY PIPING:</b>	This is the potable water used for drinking and cooking needs.
<b>Piping Mat:</b>	Copper
<b>Rating:</b>	Acceptable
<b>Flow:</b>	Adequate
<b>WASTE PIPING:</b>	This is the water that is disposed of from toilets, sinks and other plumbing fixtures.
<b>Piping Material:</b>	Plastic
<b>Rating:</b>	Acceptable
<b>Flow:</b>	Adequate
<b>HOT WATER:</b>	The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.
<b>Type:</b>	Electric
<b>Condition:</b>	<b>Relief pipe short ---</b> Temperature/pressure relief valve extension pipe appears to be missing or too short. This pipe should extend to within 6" above floor level. Location: units b & c
<b>Rating:</b>	Maintenance Required
<b>Size:</b>	40

# Heating

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed a qualified heat technician should correct them.

**LOCATION:** All heating equipment should be serviced annually.

**Location:** closet in garage

**WARM AIR:** Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.

**Furnaces:** Forced Air  
**Condition:** **Fired ok** --- Turned up thermostat, system started and was functional.

**Duct:** Metal  
**Rating:** Acceptable

**Filters:** Disposable  
**Condition:** **Filter dirty** --- System air filters were dirty, and should be cleaned or replaced.  
**Rating:** Maintenance Required

**FUEL:** This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.

**Fuel Type:** Natural Gas

**Fuel Valve:** at furnace  
**Rating:** Acceptable

**THERMOSTATS:** This section reports the type, location, and the condition of the thermostat for the primary heating system of the structure.

**Type:** Mechanical  
**Rating:** Acceptable

**HEATING FLUES:** This section reports on the type and condition of the heating system flues.

**Type:** Plastic  
**Rating:** Acceptable

## A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed a qualified technician should correct them.

**UNIT TYPE:** Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.

**Type:** Central  
**Condition:** **Clean compressor ---** Compressor is in need of cleaning. No debris should be allowed to accumulate inside or around the compressor.  
**Comments:** Uncover compressors prior to activation.  
**Rating:** Maintenance Required

### EQUIPMENT

**LOCATION:** All air conditioning equipment should be serviced annually.

**Location:** Exterior

### ELECTRICAL:

**Disconnect:** Weatherproof  
**Rating:** Acceptable

# Kitchens

If any conditions are listed in this section a qualified contractor should correct them.

**EXHAUST FANS:** This section describes the type and function of the kitchen exhaust in use.

**Type:** Above Range  
**Rating:** Acceptable

**FLOORING:** The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.

**Type:** Sheet vinyl  
**Rating:** Acceptable

**CABINETS:** The proper amount of cabinets is a matter of personal taste. This inspection is restricted to their overall condition and installation.

**Material:** Wood  
**Rating:** Acceptable

**COUNTERTOPS:** Overall condition and type of countertop(s) are noted in this section.

**Material:** Laminate  
**Rating:** Acceptable

**APPLIANCES:** Appliances are covered in this section with respects to functionality only.

**Not Inspected**

**FIXTURES:** The type and condition of the kitchen fixtures is reported in this section.

**Sink:** Double bowl sink  
**Rating:** Acceptable

## Baths

If any conditions are listed a qualified professional should correct them.

**Tub/Shower:** Tub  
Rating: Acceptable

**Fixtures:** Vanity  
Rating: Acceptable

**Ventilation:** Fan  
Rating: Acceptable

**Toilet:** Water tank type  
Rating: Acceptable

**Floor:** Sheet vinyl  
Rating: Acceptable

## Interior / Attic

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed a qualified contractor should be consulted.

**FLOORS:** Floor covering types and conditions are reported if there are other than cosmetic problems. For example, loose floor covering can be a tripping hazard.

**Type:** Carpet, Sheet vinyl  
**Rating:** Acceptable

**WALLS:** The type, material and integrity of the interior walls are reported on a representative basis only.

**Type:** Drywall  
**Rating:** Acceptable

**CEILINGS:** The type, material and integrity of the ceilings are reported on a representative basis only.

**Type:** Drywall  
**Rating:** Acceptable

**DOORS:** The interior doors are reported on a representative basis.

**Type:** Fiberboard  
**Rating:** Acceptable

**TRIM/HARDWARE:** Trim and hardware are inspected on a representative basis. Lack of hardware is normally only noted if it presents a safety problem such as the inability to easily open a door in case of emergency.

**Trim:** Painted  
**Condition:** **Trim missing** --- Trim is missing and may need to be replaced.  
**Location:** unit d bath base  
**Rating:** Maintenance Required

**RAILS/STAIRS:** Rails and Stairs are inspected in this section. Loose or missing stairs or rails can be hazardous.

**Rails:** Hand rails  
**Rating:** Acceptable

**ATTIC:** The attic is inspected (if possible) for roof support structure, and insulation. Although the attic insulation may be acceptable, the greater the insulating value along with proper attic ventilation and moisture control will lessen the chance of ice dams

**Roof Framing:** Truss  
**Rating:** Acceptable

**Sheathing:** Wafer Board  
**Rating:** Acceptable

**Insulation:** Fiberglass – 9"  
**Rating:** Acceptable

## Summary

### Exterior

#### SIDING/TRIM

##### Siding

Vinyl

**Condition:** Open seam

Location: at pipe entries

**Maintenance Required**

### Plumbing

#### HOT WATER

##### Type

Electric

**Condition:** Relief pipe short

Location: b & c

**Maintenance Required**

### Heating / Fireplace

#### WARM AIR

##### Filters

Disposable

**Condition:** Filter dirty

**Maintenance Required**

### A/C

#### UNIT TYPE

##### Type

Central

**Condition:** Clean compressor

**Comments:** Uncover compressors prior to activation.

**Maintenance Required**

### Interior / Attic

#### TRIM/HARDWARE

##### Trim

Painted

**Condition:** Trim missing

Location: d bath base

**Maintenance Required**