Inspection Report
By
Certified Home Inspection
www.wnychi.com

55 Lakeview Street
Buffalo
New York, 14000

General Information

Property Address: ***55 Lakeview Street*** ***Time Started:*** ***10:00am***

Town/City: ***Buffalo*** ***Zip Code:*** ***14000*** ***Tax ID:*** ***160203-101-420-0055-130-000***

Overall Description: _____ *Ranch* _____ *Raised Ranch* ____ *Split Level* ____ *Cape Cod* ✓ *Colonial* ____ *Contemporary* ____ *Duplex* ___ *Two Family* ____ *Multiple* ____ *Condo*

Square Footage: ***2650*** ***Lot Size:*** ***125' X 332'*** ***Year Built:*** ***2004*** ***Age:*** ***11 yrs.***

Garage: ____ *1 Car* ____ *1 1\2 Car* ✓ *2 Car* ___ *2 1\2 Car* ___ *3Car* ✓ *Attached* ____ *Detached* ___ *Carport* ___ *None*

Driveway: ____ *Stone* ___*Asphalt* ✓ *Concrete* _____ *Other* ✓ *None*

Residence Is: ✓ *Owner-occupied* ___ *Tenant* ___ *Vacant*

Water Supply: ✓*On* ___ *Off* ***Electric Utility:*** ✓*On* ___ *Off* ***Fuel Supply:*** ✓*On* ___ *Off*

Present at Inspection: ✓ *Client* _____ *Buyer* ___ *Seller* ✓ *Agent for Buyer* _____ *Agent for Seller* _____ *Tenant* _____ *No One* _____ *Others below*

Agent/Contact: ***Mary Realtor*** ***Cell Number:*** ***716-479-4833***

Weather: ✓ *Sunny* ___ *Cloudy* ____ *Rain* _____ *Sleet* ____ *Windy* ____ *Snow*

Temperature: ***80F*** ***Date of Inspection:*** ***July 4, 2015***

Client Information

Client's Name: ***Fred S. Lima*** ***Cell Number:*** ***716-479-4833***

Email: ***fred@wnychi.com***

Time Completed: ***12:15pm***

Grading System

Description of codes used in this report:

(S) Satisfactory - This refers to a system or component that is functional, shows typical or expected aging and is in average condition or better. No repair or replacement in the reasonably near future is anticipated. A "**✓**" is placed in the appropriate column if this applies.

(M) Marginal - This refers to a system or component that is functional but may need professional evaluation. It also may refer to a system or component that is functional but MAY NEED replacement or repair within 2 years. Some components will need monitoring as future repairs cannot be ruled out. A "**✓**" is placed in the appropriate column if this applies.

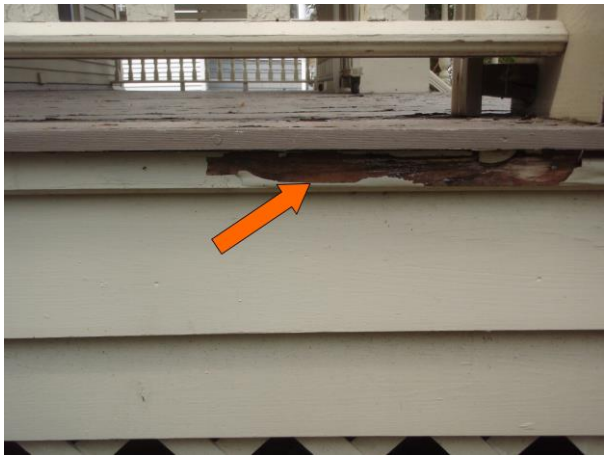
(P) Poor - This refers to a system or component which is defective and should be repaired or replaced. Items that receive this rating are summarized in the Home Inspection Report and emailed to you along with photographs taken during the inspection. A "**✓**" is placed in the appropriate column if this applies.

(U) Unsafe - This refers to conditions noted during the inspection that are concerns now and are safety-related and/or could require further professional evaluation by a licensed specialist (electrician, plumber, engineer, etc.). Items that receive this rating are summarized explained in the Home Inspection Report that is emailed to you along with photographs taken during the inspection. A "**✓**" is placed in the appropriate column if this applies.

(NA) Not applicable - This refers to items NOT present or applicable at the subject property being inspected. For example, if there are no skylights noted, "NA" would be "**✓**" in the appropriate section of the report.

(D) Disclaimed - This refers to those specific areas that are not visually, physically or otherwise accessible by the Home Inspector at time of inspection. It may also apply to items such as plumbing if the home was winterized, the condition of the central air conditioning system (if it is below 65 degrees Fahrenheit), and any "work-in-progress"

Exterior Inspection

Systems and Components	S	M	P	U
1. Exterior Wall Covering ✓ *Vinyl* ___ *Aluminum* ___ *Wood* ___*Brick* ___ *Composition* ___ *Stucco* ___ *EFIS* ___*OSB*	✓			
2. Flashing and Trim ___ *Vinyl* ✓ *Aluminum* ✓ *Wood* ___ *Steel*  *Comments:* ***This photograph is of the wood trim on the left of the front porch. Note the peeling paint and exposed wood. Wood exposed to the outside elements in time will rot. It may also expose lead paint which was applied years ago. It is recommended to scrape, prime, and repaint all areas of wood trim in this condition. Painting will seal this wood and any lead paint that is present. Replacing rotted trim is also recommended. Painting is considered routine maintenance on all exterior wood components.***	✓		✓	
3. Eaves, Soffits, Fascias ___ *Vinyl* ✓*Aluminum* ___ *Wood*	✓			
4. Soffits Vents Noted ✓ *Yes* ___ *No* ***Gable Vents Noted*** ✓ *Yes* ___ *No* ***Ridge Vents Noted*** ✓ *Yes* ___ *No* ***Roof Vents Noted*** ___ *Yes* ✓ *No*	✓			
5. Exterior Doors ___ *Vinyl* ___ *Wood* ✓ *Steel* ✓ *Glass*	✓			
6. Windows ✓ *Casement* ✓ *Double-Hung* ___ *Awning* ___ *Horizontal Sliding* ✓ *Fixed* ___ *Hopper*	✓			

Systems and Components			S	M	P	U
7. Topography at Site	***Swale Present***	*___ Yes ✓ No*	✓			
Grade or Pitch		*✓ Away from Foundation* *____ Toward Foundation* *✓ Level*				
8. Vegetation Proximate to Buildings, Overhead Wires			✓			

Attached Porches

Systems and Components			S	M	P	U
1. Attached Porches		*✓ Present ___N/A*	✓			
2. Porch Stairs and Landing		*___ Wood ✓ Concrete* *___ Carpet Covered*	✓			
3. Porch Railings and/or Columns			✓			
4. Porch Ceilings		*___ Aluminum ✓ Vinyl ___ Wood ___ N/A*	✓			
5. Porch Lighting		*✓ Present ___ N/A*	✓			
	Functional	*✓ Yes ___ No*				
6. Porch Skirting		*___ Vinyl ___ Wood* *✓ Formed Concrete ___ N/A*	✓			
Accessible		*___ Yes ✓ No ___ N/A*				

Deck/Patio

Systems and Components	S	M	P	U
1. Decks/Patio ✓ *Present* ___ *N/A* ***Location*** ___ *Front* ✓ *Back* ___ *Side* ***Approximate Size*** ***16' X 10'***	✓			
2. Material Used ✓ *Wood* ___ *Concrete* ___ *Composite* ***Finish*** ___ *Paint* ___ *Stain* ___ *Carpet*  *Comments:* ***The deck attached to the rear of this building is of wood. Areas of this deck show no sign of paint or stain. Untreated wood in time will rot. Staining the unfinished areas will help prevent rot of the wood and extend the life of this deck. It will also improve the appearance of this deck.***	✓		✓	
3. Guard Rails/ Hand Rails ✓ *Present* ✓ *Functional*	✓			
4. Skirting ✓ *Yes* ___ *No* ***Accessible*** ___ *Yes* ✓ *No* ___ *N/A*	✓			
5. Deck/Patio Lighting ✓ *Present* ___ *N/A* ***Functional*** ✓ *Yes* ___ *No*	✓			

Storage Sheds

Systems and Components	S	M	P	U
1. Interior ✓ *Accessible ___ Not Accessible ___ N/A ___ Disclaimed*	✓			
2. Approximate Size Overall Condition ***8' X 10'***	✓			
3. Exterior	✓			

Roof Inspection

Systems and Components	S	M	P	U
1. Method Used to Inspect Roof Systems and Components ✓ *Visual from Ground ___Binocular ___ From Latter ___ On Roof*	✓			
2.Underside Of Roof Sheathing ✓ *Yes ___No* ***Interior Inspection*** ✓ *Accessible ___Not Accessible* ✓ *Disclaimed* *Comments:* ***A small area of the roof deck was observed. However, it was not enough to be considered a full evaluation or inspection. For that reason, the underside of the roof deck and all its components is disclaimed.***	D			

Systems and Components	S	M	P	U
3. Roof Covering ✓ *Asphalt Shingles ___ Wood ___ Metal ___ Clay Tile ___ Slate ___ Rolled/Rubber*  *Comments:* ***Notice the shingles pictured above are cupping. Loss of the granular covering is apparent. It is clear that this material is beyond its expected life. Replacement is needed.***			✓	
4. Roof Drainage System ✓ *Aluminum ___ Plastic ___ Yankee*	✓			
5. Downspouts, Elbows, and Point of Discharge	✓			

Roof Penetrations

Systems and Components	S	M	P	U
1. Chimneys ✓ *1 ___ 2 ___ 3* *___ Metal ___ Aluminum ___ Brick ___ Stone ___Composite*	✓			
2. Mortar Joints ✓ *N/A*	N/A			

Systems and Components	S	M	P	U
3. Chimney Cap  *Comments:* ***This photograph shows the chimney atop the roof. Note that the flue pictured here is missing its cap. This will allow moisture and debris to enter and possibly damage the homes heating system. It is recommended to install a cap over this flue to prevent moisture or debris from entering.***			✓	
4. Chimney Flashing Utilized ✓ *Yes* ___ *No* ***Material Used*** ✓ *Aluminum* ___ *Copper* ___ *Metal* ___ *Tar Covered* ___ *Disclaimed*	✓			
5. Vent Pipes ___ *1* ✓ *2* ___ *3* ___ *4* ___ *Aluminum* ___*Copper* ___*Plastic* ✓ *Cast Iron* ✓ *Steel* __ *Unknown*	✓			
6. Vent Pipe Flashing Utilized ✓ *Yes* ___ *No* ___ *Tar Covered* ___ *None Noted* __ *Disclaimed*	✓			
7. Vent Pipe Height and Distance from Windows, Roof, and Other Obstructions *(National Standards 12"maximum height, 2'-3' above doors or windows, 10' away from door/window at same elevation)*	✓			
8. Skylights ___ *1* ___ *2* ___ *3* ___ *4* ___ *5* ___ *6* ✓ *N/A* ***Repairs Noted*** ___ *Yes* ___ *No*	N/A			

General Exterior

Systems and Components	S	M	P	U
1. Driveways ✓ Asphalt ___ Concrete ___ Stone **Overall Condition** ___ Brick ___ None	✓			
2. Sidewalks and Walkways ___ Asphalt ✓ Concrete ___ Stone **Overall Condition** ___ Brick ___ None	✓			
3. Exterior Faucets Number of **2** ___ N/A **Location** ✓ Front ✓ Rear ___ Left Side ___Right Side **Functional** ✓ Yes ___ No ___ N/A	✓			
4. Exterior Electrical Receptacles Number of **3** ___ N/A **Location** ✓ Front ✓ Rear ✓ Left Side ___Right Side **Functional** ✓ Yes ___ No ___ N/A	✓			
5. Gas Service Meter **Location: Left Exterior Wall** **Water Service Meter** **Location: Basement** **Electrical Service Meter** **Location: Left Exterior Wall**	✓			

Exterior Foundation Walls

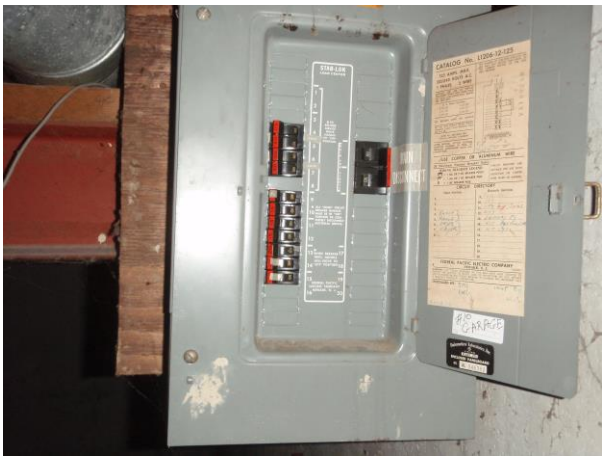
Systems and Components	S	M	P	U
1. Material Used *___ Concrete Block ✓ Poured Concrete ___ Stone* ***Signs of Compromise*** *___ None Noted ✓ Cracks ___ Mortar Joint Deterioration*  *Comments:* ***This is a photograph of the left exterior foundation wall. The arrow points to a crack in the foundation wall. Further investigation proved structural concerns are present. It is recommended to have a professional in the field of structure or foundations further evaluate and suggest what repairs may correct this concerns.*** ***(Refer to Structural Inspection for Further Details)***			✓	

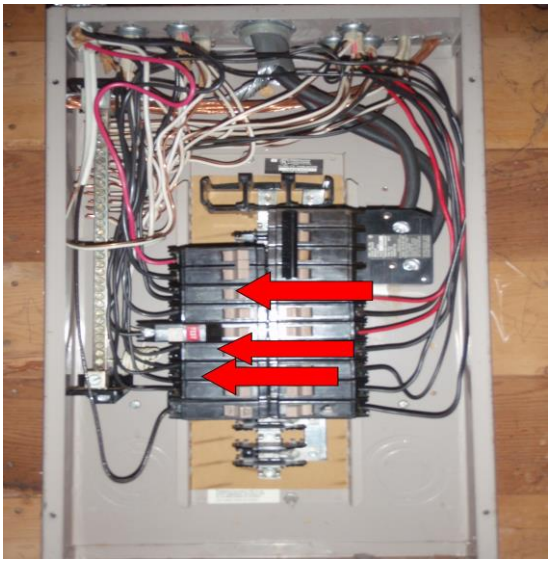
Structural Inspection

Systems and Components	S	M	P	U
1. Foundation Type *✓ Full ___ Crawlspace ___ Partial ___ Slab* ***Approximate Area of*** *Crawlspace_____% Partial _____% Slab _____%*	✓			
2. Basement/Foundation Walls *___ Concrete Block ✓ Poured Concrete ___ Stone ___ Covered ___ Disclaimed*	✓			

Systems and Components		S	M	P	U
3. Condition of Foundation Walls	*___ Bowing ___ Heaving ___ Efflorescence ___ Spalling ___ Disclaimed*	✓			
4. Evidence of Cracks	*___ Shrinkage ___ Settlement ___ Lateral Thrust ___ Differential Movement ___Rotation ___ Disclaimed*	✓			
5. Evidence of Moisture	*✓ None ___ Visual ___ Staining*	✓			
6. Condition of Basement Floor	*___ Heaving ___ Cracking ___ Spalling ___ Standing Water ___ Covered ___ Disclaimed*	✓			
7. Floor Joist Size ***Deficiencies Noted***	*___ 2"X 6" ___ 2" X 8" ✓ 2" X 10"* *___Yes ✓ No ___ Not Visible ___ Disclaimed*	✓			
8. Main Beam	*___ Wood ✓ Steel ___ Not Visible ___ Disclaimed*	✓			
9. Basement Windows		✓			
10. Smoke Detectors Noted ***11. Carbon Monoxide Detectors*** *(Testing of smoke detectors is beyond the scope of a Home Inspection. We will only note if they are present. It is recommended that smoke detectors should be on every floor level and should be near all sleeping areas.)* *Comments:* ***Inspection of the basement proved that smoke detectors were not in place. This is a safety issue. It is a National Standard to have smoke detectors located on every floor level and near all sleep areas. Installing a smoke detector is advised. Further inspection proved that a Carbon Monoxide Detector was not in place. This is also a safety issue. New York State requires all homes to have a Carbon Monoxide Detector located in all basements and on any floor with sleeping quarters. Installing a Carbon Monoxide Detector in the basement is recommended.***	*___Yes ✓ No* *___ Yes ✓ No*				✓
12. Sump Pump Note ***Floor Drain***	*✓ Yes ___ No ___N/A* *___Yes ✓ No ___ N/A*	✓			
13. Utility Tub/Water Supply		✓			

Electrical Inspection

Systems and Components	S	M	P	U
1. Service Drop **Exterior Condition** ✓ Overhead ___ Underground	✓			
2. Drip Loop and Service Point **Masthead Present** ___ Yes ✓ No ___ N/A	✓			
3. Service Entrance and Meter Box **Location:** ***Left Exterior Wall***	✓			
4. Service Entrance Wire	✓			
5. Service Panel Location ✓ Basement ___ First Floor ___ Second Floor ___ Attic ___ Garage ___ Other **Amps** ___ 60 ✓ 100 ___ 125 ___150 ___ 200 **Main Disconnect Present** ✓ Yes ___ No **Sub Panels** ___ Yes ✓ No **CUAL CO/ALR** ___ Yes ___ No ✓ N/A *(Aluminum Wire Only)*  *Comments:* ***This is a Federal Pacific Breaker box. An expert who investigated the potential hazards of Federal Pacific Electric panels stated under UL 489 test conditions, found that FPE panels fail to trip at a much higher rate than standard panels. When a breaker fails to trip, an extreme amount of power from the outside electrical supply surges into a home's panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. The panel could overheat and catch fire. Replacement is advised.***	N/A			✓

Systems and Components	S	M	P	U
6. Type of Wire ✓ *Copper* ___ *Aluminum* ___ *Copper-Clad Aluminum* ___ *Solder-Dipped Copper* ***Type of Grounding*** ✓ *Water Pipe* ___ *Grounding Rod* ***Bonding Present*** ✓ *Yes* ___*No*	✓			
7. Circuit Breakers ✓ *Yes* ___*No* ***Fuses*** ___*Yes* ✓ *No* *(If fuses are present note that they can work loose in their fuse holder. We recommend they be* ***checked by a licensed electrician*** *at least* ***once a year*** *making sure they are finger tight)* ***Knob and Tube Wiring Present*** ___ *Yes* ✓ *No*	✓			
8. Interior of Panel Box ***Signs of Rust*** ___ *Yes* ✓ *No* ***Sheathing Length*** ✓ *Acceptable* ___ *To Long* ___ *To Short* ***Loose Wires*** ___ *Yes* ✓ *No* ***Openings in Panel Box*** ___ *Yes* ✓ *No* ***Double Taps*** ___*Acceptable* ✓ *Yes* ___ *No*  *Comments:* ***The above photograph shows several double taps in the electrical panel box. This is an unsafe arrangement. The wires in the breakers may come loose, or over heat the breaker itself. It is advised to consult a qualified electrician to evaluate this arrangement and suggest as to what repairs are needed. We will always recommend a qualified electrician to do all electrical repairs.***	✓			✓

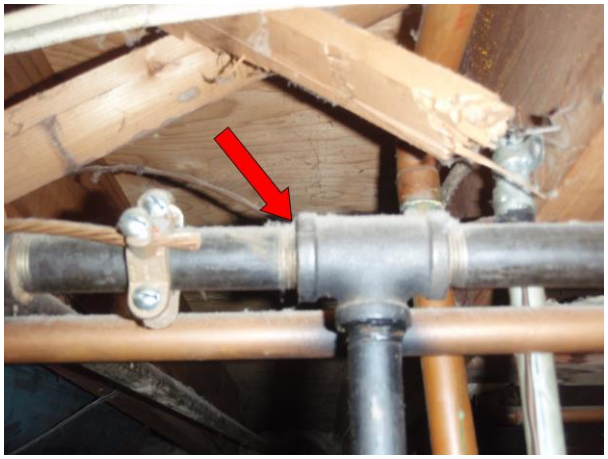
Systems and Components	S	M	P	U
9. Evidence of Over Fusing ✓ *Yes ___ No* *(National Standard of Breaker Size/Wire Size using Copper Wire 14ga=15amp 12ga=20amp 10ga=30amp 8ga=40amp 6ga=70amp 4ga=100amp 2ga=125amp 1ga=150amp 2/0=200amp)* ***Evidence of Over Heating*** ✓ *None Noted ___ Yes ___ No* ***Any Mechanical Damage*** ✓ *None Noted ___ Yes ___ No*	✓			
10. Exposed Wiring ✓ *None Noted ___ Yes ___ No* ***Location: _____*** ***Open/Uncovered Junction Box/Receptacle*** ✓ *None Noted ___ Yes ___ No* ***Location: _____***	✓			

Plumbing Inspection

Systems and Components	S	M	P	U
1. Water Source ✓ *Municipal ___ Private Well* ***Location of Service Pipe (Water Entry Piping):*** ***Front Basement Wall*** ***Location of Meter:*** ***Basement*** ***Location of Main Shut Off:*** ***At Meter*** ***Water Pressure:*** ***80 psi***	✓			
2. Septic System ___ *Yes* ✓ *N/A*	*N/A*			
3. Electrical Ground Jumper Wire at Meter ✓ *Yes ___ No ___ N/A*	✓			
4. Interior Supply Piping Used ✓ *Copper* ___*Galvanized* ___ *Plastic* ___ *Lead* ___ *Not Visible Disclaimed*	✓			

Systems and Components	S	M	P	U
5. Interior Waste Piping and/or Drain Piping Used ___ Copper ___ Galvanized ✓ Plastic ✓ Cast Iron ___ Not Visible Disclaimed **Evidence of Galvanized Pipe Within 6 inches of Grade** ___ Yes ✓ No ___ None Noted	✓			
6. Sump Pumps Noted ✓ Yes ___ No ___ N/A **Check Valve Installed** ✓ Yes ___ No **Checked and Operable** ✓ Yes ___ No **Sump Pump Cover** ✓ In Place ___ Missing **Basement Floor Drain Noted** ✓ Yes ___ No ___ Obstructed	✓			
7. Water Heater **Manufacturer:** Kenmore **Age:** 4 yrs. **Capacity In Gallons** ___30 ✓ 40 ___ 50 ___ 60 ___ 80 **Other** _____ **Temperature/Pressure Relief Valve (TPR)** ___ Missing ✓ Present ___ Appears Intact **Down Tube at TPR** ___ Missing ✓ Satisfactory ___ Unsatisfactory *(Pressure Relief Valve is usually located* ***at or near the top of the boiler*** *and is piped down to a* ***discharge point****, National Standard suggest typically* ***6 to 12 inches above the floor level****)* **Fan Assisted** ___ Yes ✓ No ___ Operable ___ Inoperable	✓			
8. Water Heater On and Operable ✓ Yes ___ No ___ Disclaimed **Fuel Used** ✓ Natural Gas ___ Electric ___ Propane ___ Oil **Fuel Supply Lines at Tank Checked for Leaks** ✓ Yes ___ No **Method Used** ___ Visual ✓ Detector **Results:** ✓ None Detected ___ Leaks **Detector Reading:** 0.00%	✓			
9. PROPANE FUELED ONLY **Concerns of Low Lying Areas** ___ Yes ___ No ✓ N/A	N/A			
10. Shut Off Valves Noted **Fuel Supply** ✓ Yes ___ No **Water Supply** ✓ Yes ___ No **Concerns of Cross Connections** ___ Yes ✓ No **Drip Legs Present** ✓ Yes ___ No	✓			

Systems and Components	S	M	P	U
11. Burner Condition ***Corrosion Noted*** ✓ *None ___ Traces ___ Significant Amounts* ***Evidence of Flame Roll-out*** ✓ *None ___ Traces ___ Significant Amounts* ***Flame Color*** ✓ *Blue ___ Orange ___ Red ___ Yellow* ***Flame Characteristics*** ✓ *Steady ___ Wavering ___ Lifting off Burner ___ Some Flickering ___ Significant Flickering*	✓			
12. Vent Connector and Draft Hood ✓ *Secured and in Place ___ Signs of Compromise* ***Evidence of Corrosion*** ✓ *None ___ Traces ___ Significant Amounts* ***Hanger spacing/Pitch*** ___ *Acceptable* ✓ *Not Acceptable* *(Hanger spacing depends on the material used.* ***National Standard for pitch is 1\4" per foot****)* ***Adequate Clearance from Combustibles*** ✓ *Acceptable ___ Not Acceptable* *(National Standard for clearance from combustibles on vent connectors is 6" unless a B vent is used, in which case 1" clearance is all that is required)* ***Presents of Carbon Monoxide Detector Used*** ✓ *Yes ___ No* ✓ *None Detected ___ Detected* ***Detector Reading:*** ***0.00%***  *Comments:* ***Pictured above is the vent connector utilized at the how water heater. The red line indicates what would be level. Vent connectors should raise at a rate of 1\4" per foot. This will insure proper flow of burnt fuel. A negative grade as seen above could result in Carbon Monoxide issues. Reconfiguring this vent connector is advised.***	✓			✓

Systems and Components	S	M	P	U
13. Natural Gas Lines Leaks Detected ✓ *Yes ___ No*  *Comments:* ***In the photograph above the arrow point to a union where a Natural Gas leak was detected. This is a safety concern. Natural Gas can contaminate the rooms' fresh air and possibly ignite at levels of 4% or higher. It is advised to have the leak repair now.***				✓

Heating Inspection

Systems and Components	S	M	P	U
1. Heating Equipment Utilized ✓ *Forced Hot Air ___ Hot Water Boiler ___Gravity Hot Air ___ Electric Baseboard ___Radiator Steam ___ Space Heater*	✓			
2. Heating Equipment ***Manufacturer:*** ***Heil*** ***Age:*** ***4 yrs.*** ***Data Plate Accessible/Visible*** ✓ *Yes ___ No ___ None Observed* ***BTU Rating:*** ***75,000***	✓			
3. Heater On and Operable ✓ *Yes ___No ___ Disclaimed* ***Fuel Used*** ✓ *Natural Gas ___ Electric ___ Oil ___ Propane ___ Wood* ***Fuel Supply Lines at Unit Checked for Leaks*** ✓ *Yes ___ No* ***Method Used*** ___ *Visual* ✓ *Detector* ***Results:*** ✓ *None Detected ___ Leaks* ***Detector Reading:*** ***0.00%***	✓			

Systems and Components	S	M	P	U
4. PROPANE FUELED ONLY ***Concerns of Low Lying Areas*** ___ *Yes* ___ *No* ✓ *N/A*	*N/A*			
5. Evidence of Oil Storage Tank ___ *Inside* ___ *Outside* ___ *Underground* ___ *N/A* ***Location of Fill Pipe:*** _____ ✓ *N/A*	*N/A*			
6. Temperature/Pressure Relief Valve (TPR) ___ *Missing* ___*Present* ___ *Appears Intact* ✓ *N/A* *(Pressure Relief Valve is usually located* ***at or near the top of the boiler*** *and is piped down to a* ***discharge point****, National Standard suggest typically* ***6 to 12 inches above the floor level****)*	*N/A*			
7. Shut Off Valves Noted ***Fuel Supply*** ✓ *Yes* ___ *No* ***Drip Legs Present*** ✓ *Yes* ___ *No* ***Water Supply*** ___*Yes* ___ *No* ✓ *N/A* ***Concerns of Cross Connections*** ___ *Yes* ___ *No* ✓ *N/A*	✓			
8. Burner Condition ***Corrosion Noted*** ✓ *None* ___ *Traces* ___ *Significant Amounts* ***Evidence of Flame Roll-out*** ✓ *None* ___ *Traces* ___ *Significant Amounts* ***Flame Color*** ✓ *Blue* ___ *Orange* ___ *Red* ___ *Yellow* ***Flame Characteristics*** ✓ *Steady* ___ *Wavering* ___ *Lifting off Burner* ___ *Some Flickering* ___ *Significant Flickering*	✓			
9. Vent Connector ✓ *Secured and in Place* ___ *Signs of Compromise* ***Evidence of Corrosion*** ✓ *None* ___ *Traces* ___ *Significant Amounts* ***Hanger spacing/Pitch*** ✓ *Acceptable* ___ *Not Acceptable* ***Adequate Clearance from Combustibles*** ✓ *Acceptable* ___ *Not Acceptable*	✓			
10. Direct Vent PVC ✓ *Yes* ___*No* ___*N/A* ***Correct Configuration*** ✓ *Yes* ___ *No*___ *N/A* ***Signs of Compromise*** ✓ *Yes*___ *No* ___ *N/A* ***Screens*** ✓ *Yes* ___ *No* ___ *N/A*	✓			

Systems and Components	S	M	P	U
11. Presents of Carbon Monoxide ✓ *None Detected* ___ *Detected* ***Detector Used*** ✓ *Yes* ___ *No* ***Detector Reading:*** ***0.00%***	✓			
12. Heat Exchanger Signs Of Comprise ___ *None Noted* ✓ *Disassembly Required* ___ *Further Investigation Recommended* ✓ *Disclaimed* *Comments:* ***Disassembly of this heating system is required to view and inspect the heat exchanger in this system. Disassembly is beyond the scope of a home inspector. Therefore, the heat exchanger is disclaimed.***	D			
13. Visual Inspection of Motor, Belts, Fan and Cabinet	✓			
14. Satisfactory Clearance On All Sides	✓			
15. Condition of Ducts, Returns, and Registers  *Comments:* ***The arrows above point to an insulating material that may contain asbestos. This is a health concern if particles of asbestos become air born. This is known as the asbestos being "friable". It is recommended to consult a professional to determine if in fact this material here does in fact contain asbestos, and the correct means in which to remove or contain this material.***		✓		

Systems and Components	S	M	P	U
16. Measurement of Heat at A Representative Number of Registers *Comments:* ***Heat at the living quarter's heat registers measured between 82F and 91F.***	✓			

Air Conditioner

Systems and Components	S	M	P	U
1. Air Conditioner Present ✓ *Yes ___ No ___N/A* ***Unit on and Operable*** ✓ *Yes ___ No* ***Out Door Temperature*** ***80F*** *Comments: National Standards suggest that the compressor should not be tested when the outdoor temperature is below 65degrees or when the electrical power has been on for less than 12 to 24 hours.*	✓			
2. Air Conditioner ***Equipment Manufacturer:*** ***Carrier*** ***Data Plate Accessible /Visible*** ✓ *Yes ___ No ___ None Observed* ***Capacity*** ***25.0*** ***Amps*** *Age:* ***5 yrs****.*	✓			
3. Condenser Cabinet, Proximity To Subject, Level	✓			
4. Refrigerant Lines General Condition ___ *Leaking* ___ *Mechanical Damage* ___ *Not Visible* ___ *Disclaimed*	✓			
5. Electrical Wiring ✓ *Adequate ___ Under Size* ***Breaker/Fuse*** ✓ *Adequate ___ Under Size*	✓			

Interior Inspection

Systems and Components	S	M	P	U
Living Quarters				
1. Walls ✓ *Drywall / Plaster* ___ *Repairs Needed* ___ *Moisture Stains* ___ *Cracking* ___ *Damaged*	✓			
2. Ceilings ✓ *Drywall / Plaster* ___ *Repairs Needed* ___ *Moisture Stains* ___ *Cracking* ___ *Damaged*	✓			
3. Light Fixtures/Fans ✓ *Functional* ___ *Repairs Needed*	✓			
4. Floor Surface Material Used ___ *Vinyl* ___*Laminate* ___ *Wood* ✓ *Carpet* ___ *Ceramic Tile*	✓			
5. Smoke Detectors Noted ___ *Yes* ✓ *No* *Comments:* ***Inspection of the living quarters proved that smoke detectors were not in place. This is a safety issue. It is a National Standard to have smoke detectors located on every floor level and near all sleep areas. Installation of smoke detectors is advised.***				✓
6. Function of Representative Number Of Doors and Windows	✓			
7. Steps, Stairways, Railings ___ *N/A*  *Comments:* ***This is the stairway leading into the basement. The red lines indicate a missing handrail. Handrails are required on any stairway with three or more steps. Installing a handrail that will support the weight of a person falling, or able to support 200 pounds per foot is advised.***				✓

Systems and Components	S	M	P	U
Kitchen				
1. Kitchen Countertops ✓ *Plastic Laminate* ___ *Granite/Stone* ***Material Used*** ___ *Hard Surface* ___ *Ceramic Tile* ***Type of Trap*** ___ *S* ✓ *P*	✓			
2. Kitchen Faucet/Water Supply	✓			
3. Function Of a Representative Number of Cabinet Doors/Drawers	✓			
4. GFCI Outlets Kitchen ___ *Yes* ✓ *No* ***Tested*** ___ *Yes* ___ *No* ***Deficiencies Noted*** ___ *Yes* ___ *No* *(Ground Fault Circuit Interrupter receptacles are currently required in the United States for kitchen and bath areas)*  *Comments:* ***This outlet pictured above is of the three prong type. This is considered unsafe due to its close proximity to the kitchen sink and water supply. It is a National Standard to utilize GFCI in all kitchens. This outlet should be the GFCI type. Replacement is advised. All electrical work should be done by a qualified electrician.***				✓
5. Smoke Detectors Kitchen ___ *Yes* ✓ *No* *(It is recommended that smoke detectors should be on every floor level and should be near all sleeping areas.)*	✓			
6. Floor Surface Kitchen ___ *Vinyl* ___*Laminate* ✓ *Wood* ***Material Used*** ___ *Carpet* ___ *Ceramic Tile* ___ *Granite/ Stone*	✓			

Systems and Components	S	M	P	U
7. Walls/Ceilings Kitchen	✓			
8. Function of Representative Number Of Doors and Windows Kitchen	✓			
Bedrooms				
1. Number of Bedrooms ___1 ___2 ___ 3 ✓ 4 **Other** _____ ***Location:*** ___ First Floor ✓ Second Floor ____ Third Floor ____ Basement	✓			
2. Smoke Detectors Noted Bedrooms ✓ Yes ___ No ***Carbon Monoxide Detectors*** ___ Yes ✓ No Comments: ***Inspection of the bedrooms proved that Carbon Monoxide detectors were not in place. This is a safety issue. Carbon Monoxide Detectors are required on any floor level with bedrooms. Installing Carbon Monoxide detectors is advised.***	✓			✓
3. GFCI Outlets Bedrooms ___ Yes ✓ No (GFCI outlets are not required in bedrooms)	✓			
4. Walls/Ceilings	✓			
5. Function of Representative Number Of Doors and Windows Bedrooms	✓			
Bathroom 1				
1. Type of Counter Top ✓ Plastic/Laminate ___ Granite/Stone ***Material Used Bathroom 1*** ✓ Hard Surface ___ Ceramic Tile ___Free Standing Porcelain ***Type of Trap*** ___ S ✓ P	✓			
2. Bathroom Faucet/Water Supply	✓			

Systems and Components	S	M	P	U
3. Bathroom 1 ***GFCI Outlets/Breakers*** ✓ *Yes* ___ *No* ***Tested*** ✓ *Yes* ___ *No* ***Deficiencies Noted*** ✓ *Yes* ___ *No* *(Ground Fault Interrupter Circuit receptacles are currently required in the United States for kitchen and bath areas)*  *Comments:* ***Pictured above is the GFCI installed in the bathroom. Testing of this GFCI proved that it is wired "open ground". This GFCI will not work as intended. This is a safety concern due its close proximity to the bathroom water supply. It is recommended to have a qualified electrician make all necessary repairs.***				✓
4. Bathroom Vent ✓ *Yes* ___ *No* ___ *Window as Vent*	✓			
5. Tub/Shower Wall Material Used ___ *Plastic/Laminate* ___ *Granite/Stone* ___ *Hard Surface* ✓ *Ceramic Tile*	✓			
6. Toilet	✓			
7. Walls/Ceilings/Floor Bathroom	✓			
8. Function of Representative Number Of Doors and Windows	✓			

Systems and Components	*S*	*M*	*P*	*U*
Bathroom 2				
1. Type of Counter Top ___*Plastic/Laminate* ✓ *Granite/Stone* ***Material Used Bathroom 2*** ___ *Hard Surface* ___ *Ceramic Tile* ___*Free Standing Porcelain* ***Type of Trap*** ___ *S* ✓*P*	✓			
2. Bathroom Faucet/Water Supply	✓			
3. Bathroom 2 ***GFCI Outlets/Breakers*** ✓ *Yes* ___ *No* ***Tested*** ✓ *Yes* ___ *No* ***Deficiencies Noted*** ___ *Yes* ✓ *No* *(Ground Fault Interrupter Circuit receptacles are currently required in the United States for kitchen and bath areas)*	✓			
4. Bathroom Vent ✓ *Yes* ___ *No* ___ *Window as Vent*	✓			
5. Tub/Shower Wall ___ *Plastic/Laminate* ___ *Granite/Stone* ***Material Used*** ___ *Hard Surface* ✓ *Ceramic Tile*	✓			
6. Toilet	✓			
7. Walls/Ceilings/Floor Bathroom	✓			
8. Function of Representative Number Of Doors and Windows	✓			

Systems and Components	S	M	P	U
Bathroom 3				
1. Type of Counter Top ✓ *N/A* ***Material Used Bathroom 3***	*N/A*			
Systems and Components	S	M	P	U
Attic				
1. Interior Inspection Of Attic/Crawlspace ✓ *Yes ___ No* ✓ *Accessible ___ Not Accessible* ___ *Disclaimed*	✓			

Fireplace/Wood Stove Inspection

Systems and Components	S	M	P	U
1. Number Of ✓ *1 ___ 2 ___ 3* ___ ***Other*** ***Fuel Burned*** ✓ *Wood ___ Pellet ___ Natural Gas* ___ *Ornamental Only*	✓			
2. Venting System/Flue ✓ *Separate ___ Shared ___ Disclaimed* ***Evidence of Creosote*** ___ *None* ✓ *Traces ___ Significant Amounts* *Comments:* ***National Standards suggest a depth of Creosote build-up that exceeds 1\8" should be cleaned. We recommend that every homeowner have their chimney swept and evaluated by a trained professional when they move in or before they use the chimney.***	✓	✓		
3. Clearance from Combustibles ✓*Acceptable ___ Not Acceptable*	✓			
4. Overall Condition *(Fire Box, Masonry, Damper, and related)*	✓			
5. Screens/ Doors	✓			

Insulation Inspection

Systems and Components		S	M	P	U
1. Evidence of Insulation	✓ *Yes* ___ *No*	✓			
2. Insulation/Vapor-Retarders In Unfinished Areas	✓ *Observed* ___ *None Observed*	✓			
3. Vapor Retarders ***Material Used***	✓ *Paper* ___ *Plastic* ___ *Foil* ✓ *Loose Fiber Fill*	✓			

Garage Inspection

Systems and Components		S	M	P	U
1. Attached ***Number of bays***	✓ *Yes* ___ *No* ___*1* ___*1 1\2* ✓ *2* ___*2 1\2* _____ *Other*	✓			
2. Method Used to Inspect Roof Systems and Components	✓ *Visual from Ground* ✓ *Binoculars* ___ *From Ladder* ___ *On Roof* ___*N/A*	✓			
3. Interior Inspection Of Attic/Crawlspace	✓ *Yes* ___*N/A* ✓ *Accessible* ___ *Not Accessible* ___ *Disclaimed*	✓			
4. Roof Covering	✓ *Asphalt Shingles* ___ *Wood* ___ *Metal* ___ *Clay Tile* ___ *Slate* ___*Rubber/Rolled* ___ *N/A*	✓			
5. Roof Drainage System	✓ *Aluminum* ___ *Plastic* ___ *Yankee*	✓			
6. Downspouts, Elbows, and Point of Discharge		✓			

Systems and Components		*S*	*M*	*P*	*U*
7. Exterior Wall Covering	✓ *Vinyl* ___*Aluminum* ___ *Wood* ✓ *Brick* ___ *Composition* ___ *Stucco* ___ *EFIS* ___ *OSB*	✓			
8. Flashing and Trim	✓ *Vinyl* ✓ *Aluminum* ___*Wood* ___ *Steel*	✓			
9. Eaves, Soffits, Fascia	✓ *Vinyl* ✓ *Aluminum* ___*Wood*	✓			
10. Exterior Doors	___ *Vinyl* ___*Wood* ✓ *Steel* ___ *N/A*	✓			
11. Windows	___ *N/A*	✓			
12. Overhead Doors	✓ *Aluminum* ___*Wood* ___ *Steel*	✓			
Automatic Door Openers	✓ *Yes* ___ *No*				
Operable	✓ *Yes* ___ *No*				
13. Photoelectric Eye	✓ *Yes* ___*No*	✓			
Operable	✓ *Yes* ___ *No*				
14. Common Wall Man Doors	___ *Vinyl* ___*Wood* ✓ *Steel*	✓			
15. Interior Walls	✓ *Finished* ___ *Unfinished* ___ *Insulated*	✓			
16. Smoke Detectors Noted *(It is recommended that smoke detectors should be on every floor level and should be near all sleeping areas.)*	___ *Yes* ✓ *No*	✓			
17. Combustible Hazard	___ *Gas Container* ___ *Paints* ___ *Other Combustibles* ✓ *N/A*	*N/A*			
18. Propane Fuel Burning Appliances Below 18" from Floor	___ *Yes* ✓ *N/A*	*N/A*			
19. Floor	___ *Asphalt* ✓ *Concrete* ___ *Stone*	✓			
Drain Noted	___ *Yes* ✓ *No*				

Systems and Components		*S*	*M*	*P*	*U*
20. Heat Source	✓ *None* ___ *From House Furnace* ___ *Separate* ___ *Portable*	✓			
21. Water Supply ***Associated Pipes, Sinks, Drains, Faucets, and Heating Equipment***	___*None* ✓ *From House* ___ *Separate*	✓			
22. Electrical Supply	___ *None* ✓ *Branch Wiring from House* ___ *Separate* ___ *From Sub Panel*	✓			
23. Wire Type ***Circuit Breakers***	✓ *Copper* ___ *Aluminum* ___ *Other* ___ *N/A* ✓ *Yes* ___ *No*	✓			

This completes the inspection for the above mention property.

Inspector: Fred S. Lima
UID16000020699

Date: July 4, 2015

Certified
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