



# Inspection Report

## Sample Report

**Property Address:**  
1st Sample Street  
Anywhere NY



**Capital District Home Inspectors**

**Allen P. Tanner 16000014833  
17 Echo Ridge Drive  
Saratoga Springs, NY 12866  
518 526-5167**



## Table of Contents

<a href="#">Cover Page</a> .....	1
<a href="#">Table of Contents</a> .....	2
<a href="#">Intro Page</a> .....	3
<a href="#">1 Roofing</a> .....	5
<a href="#">2 Exterior</a> .....	9
<a href="#">3 Interiors</a> .....	17
<a href="#">4 Structural Components</a> .....	19
<a href="#">5 Plumbing System</a> .....	21
<a href="#">6 Electrical System</a> .....	25
<a href="#">7 Heating / Central Air Conditioning</a>	28
<a href="#">8 Insulation and Ventilation</a> .....	30
<a href="#">9 Built-In Kitchen Appliances</a> .....	32
<a href="#">General Summary</a> .....	33

<b>Date:</b> 8/21/2008	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b> 1st Sample Street Anywhere NY	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

**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.

**Allen P. Tanner**

**New York State Certified, License # 16000014833**

**Asbestos Evaluation**

**Certified in Radon Testing**

by the National Environmental Health Association

**Certified Mold Detection Specialist**

**Certified in Insect Infestation Visual Inspection**

**Authorized in Water Quality Sampling**

by CNA Lab, Ballston Spa, NY

*Member of:*

**International Association of Certified Home Inspectors (InterNACHI)**

**National Association of Certified Home Inspectors (NACHI)**

**American Society of Home Inspectors (ASHI)**

**Better Business Bureau (BBB)**

**Saratoga Springs Chamber of Commerce**

**Environmental Solutions Association (ESA)**

**Resnet (Residential Energy Service Network)**

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Wood destroying insects and mold growth commonly found in damp, deteriorating wood. All areas of structure that have moisture penetration are prone to wood destroying insects, rot, decay and/or mold and need to be further evaluated by professional contractor and/or technician.

Any suggestions made in this report are for informational use only and not as code interpretation.

All work should be done with proper planning, building permits and by highly skilled licensed contractors. Suggest three contractors per trade be contacted. Check for proper insurance, references, years in business, types of material used as well as cost. Other considerations in the selection of trades people may be necessary.

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Over 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

Yes

**Water Test:**

Yes

**1. Roofing**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**Styles & Materials**

**Roof Covering:**

Architectural

**Viewed roof covering from:**

Walked roof


**Sky Light(s):**

Two

**Inspection Items**

**1.0 ROOF COVERINGS**

**Comments:** Inspected


 (1) Asphalt architectural shingles noted appear in serviceable condition.

Two roof vents, no ridge vent observed. (Picture 1)

I suggest requesting manuals and/or warranties from current homeowner.

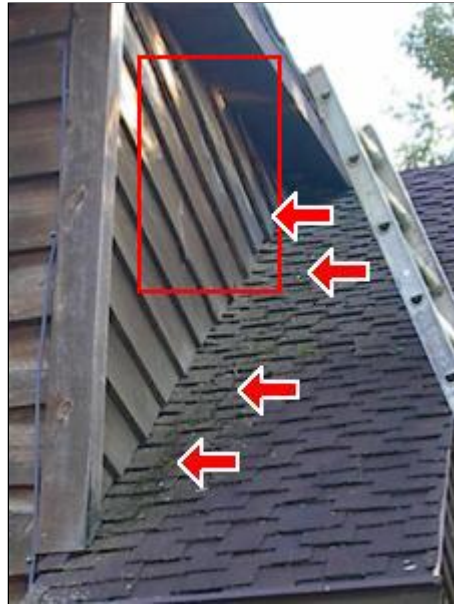


1.0 Picture 1

 (2) (Picture 2) Shingles at this location northeast rear of home have active moss growth suggesting moisture. Recommend evaluation by professional roofer and/or exterminator for presence of active mold and active wood boring insects.

Wood destroying insects and mold growth commonly found in damp, deteriorating wood. All areas of structure that have moisture penetration are prone to wood destroying insects, rot, decay and/or mold and need to be further evaluated by professional contractor and/or technician.

Recommend minimum of four siding boards be removed for thorough inspection for wood boring insects and/or structural damage and repaired as needed by qualified professional.




1.0 Picture 2

**1.1 FLASHINGS**

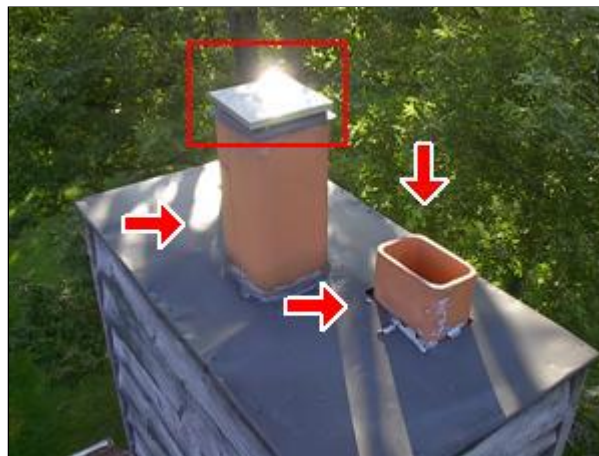
**Comments:** Inspected

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

**Comments:** Inspected

 Noted cracks in tall flue pipe (noted by rectangle) to fireplace.


Voids in metal observed at this location on roof (noted by arrows). Moisture penetrating through cracks to basement area at right of furnace north side of home. (Picture 1)



1.2 Picture 1

**1.3 ROOF DRAINAGE SYSTEMS**

**Comments:** Inspected


 (1) The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.



Recommend separating gutter attachment to underground drainage slightly to maintain integrity of drainage system by a qualified person. Southeast front corner of home. Possible freezing of water in downspout could cause ice back up and failure of roof drainage system. (Picture 1)




1.3 Picture 1

-  (2) Downspout located at southwest front corner of home has no extension in place. Recommend buried drain line appropriate for this purpose be installed by qualified person to carry water away from the home.(Picture 2)



1.3 Picture 2

-  (3) Downspout extension at this northwest rear corner location appears crushed. Recommend remove existing extension and replace with buried drain line appropriate for this purpose to carry water away from the home by qualified person. (Picture 3)

Recommend reattaching loose gutter strap.



1.3 Picture 3

---

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.



**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**Styles & Materials**

**Siding Material:**

Cedar

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Deck with steps


**Driveway:**

Gravel

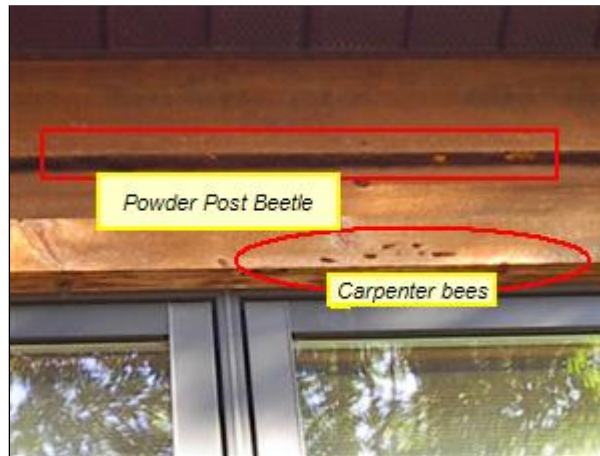
**Inspection Items**

**2.0 WALL CLADDING FLASHING AND TRIM**


**Comments:** Inspected

 (1) Rough hued cedar siding noted. Active wood boring powder post beetles and wood boring carpenter bees observed at every exterior siding location. Recommend further evaluation by professional exterminator.

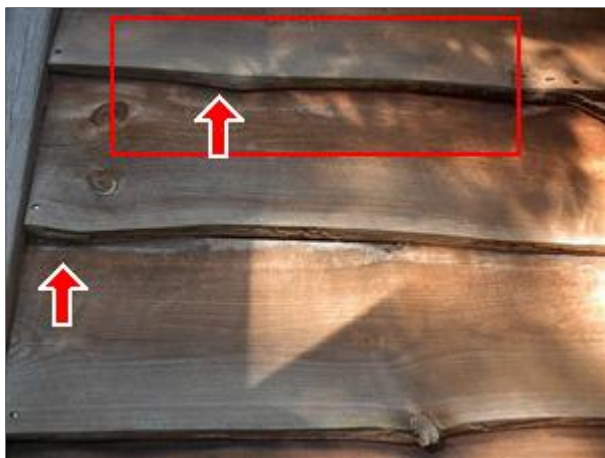
Recommend maintenance for cedar siding to include, but not be limited to, sealing on a regular basis with semi transparent wood stain designed for the purpose by qualified individual.



2.0 Picture 1

 (2) Large voids noted in cedar siding and vapor barrier allowing moisture to penetrate into the structure possibly causing moisture and mold damage. Pictures 2,3&4 show siding surrounding fireplace chimney at north side of home.

All areas of structure that have moisture penetration are prone to wood destroying insects, rot, decay and/or mold and need to be further evaluated by professional contractor and/or technician.




2.0 Picture 2



2.0 Picture 3



2.0 Picture 4

 (3) All missing exterior siding susceptible to insects and needs inspection by qualified contractor.

**2.1 DOORS (Exterior)**

**Comments:** Inspected

- 🏠 (1) (Picture 1) Weeping at weather seal observed at exterior steel door west side of home. Recommend application of seal designed for this purpose by qualified person. Prime and paint with products designed for this purpose by qualified individual.



2.1 Picture 1

- 🏠 (2) Recommend all wooden exterior doors be maintained with regular sanding and application of moisture resistant sealant. (Picture 2)



2.1 Picture 2

- 🏠 (3) Bilco door entrance at rear of home is rusted and deteriorated (Picture 3). Standing water noted at interior basement bilco entrance. (Picture 4)

Eroded ground area noted to left exterior of bilco entrance door. Water penetrating this area. (Picture 5). Recommend service by professional bilco installer or qualified contractor.



2.1 Picture 3



2.1 Picture 4



2.1 Picture 5

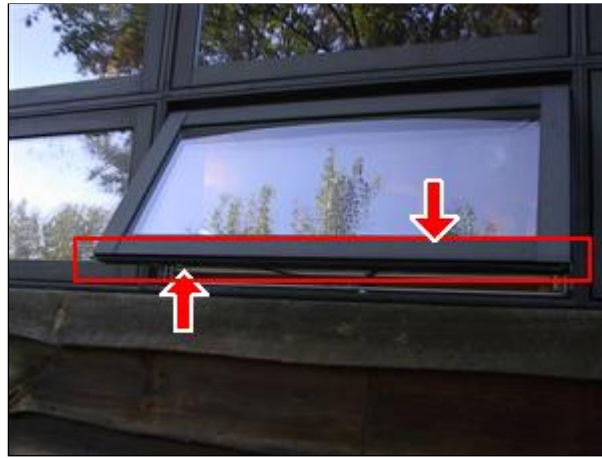
 (4) Recommend dead bolts be installed at all exterior doors for added security.

## 2.2 WINDOWS

**Comments:** Inspected



🏠 (1) Recommend tightening gaskets at aluminum awning style windows.



2.2 Picture 1

🏠 (2) Moisture noted within fixed windows suggests failing seals. Recommend requesting further information from current homeowner including warranty information.

🏠 (3) (Picture 2) Aluminum drip edge or caulking designed for this purpose is recommended to seal window sill. Recommend qualified contractor evaluate further.



2.2 Picture 2

(4) Basement vinyl awning style windows with screens observed.

(5) Observed windows at east side of home are thermo pane double hung tilt in type.



2.2 Picture 3

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

**Comments:** Inspected

- 🏠 (1) No footings observed at south/driveway side porch location. Recommend securing posts nearest home to siding wall for added support by qualified individual. (Picture 1)(Picture 2)

Steel I-Beam support of porch appears rusted. Recommend scrape, sand, prime and paint regularly to restore and maintain integrity. (Picture 3)



2.3 Picture 1



2.3 Picture 2

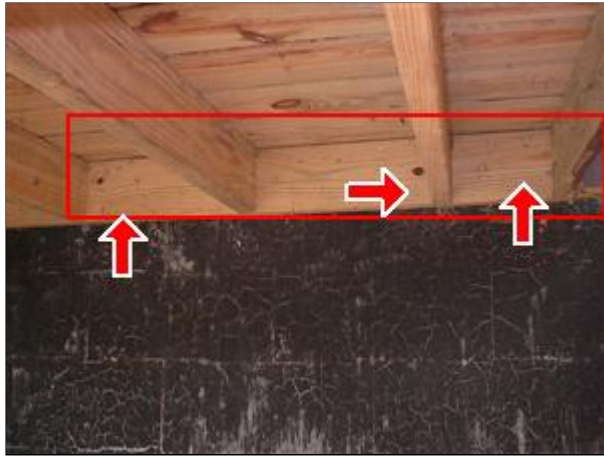


2.3 Picture 3

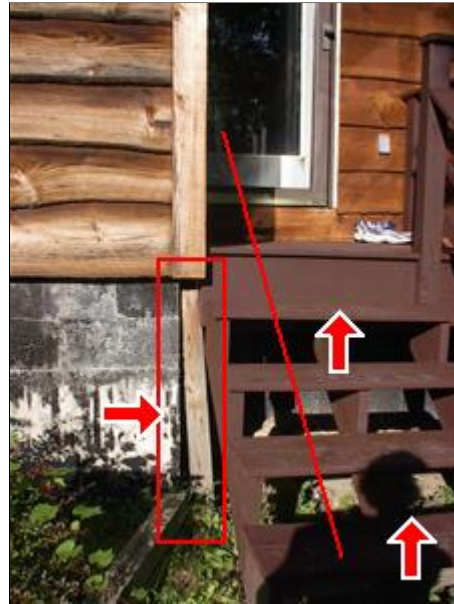
- 🏠 (2) This porch is located at west side of home. Recommend qualified contractor further evaluate need for additional support where porch attaches to home. (Picture 4)



Left (facing porch) side support post is leaning, left railing is missing and risers are not evenly spaced. (Picture 5) Recommend repair by qualified professional.



2.3 Picture 4



2.3 Picture 5

🏠 (3) #2.3 (Picture 4) shows missing lag screws and hangers.

Noted posts and footings present at deck housing hot tub at east side of home exterior. Noted ledger board nailed to sill and joist hangers at this location.

Recommend pressure washing and sealing all deck and/or porch areas on a regular basis. This is a maintenance issue for your information.

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

**Comments:** Inspected, Repair or Replace

🏠 (1) Loose patio stone presents tripping hazard. Recommend qualified person evaluate and repair or replace as needed. (Picture 1)



2.4 Picture 1

🏠 (2) Recommend all vegetation be trimmed a minimum of 2 feet away from home exterior. (Picture 2)



2.4 Picture 2

**2.5 EAVES, SOFFITS AND FASCIAS**

**Comments:** Inspected

---

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.

**3. Interiors**

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.

**Styles & Materials**

**Ceiling Materials:**

Wood

**Wall Material:**

Sheetrock  
Wood

**Floor Covering(s):**

Carpet  
Linoleum

**Interior Doors:**

Wood

**Window Types:**

Thermal/Insulated  
Tilt feature

**Cabinetry:**

Wood

**Countertop:**

Laminate


**Inspection Items**

**3.0 CEILINGS**

**Comments:** Inspected

**3.1 WALLS**

**Comments:** Inspected

 Cracks are apparent in wood supporting beams of home. Recommend further evaluation by qualified professional.



3.1 Picture 1




3.1 Picture 2

**3.2 FLOORS**

**Comments:** Inspected

**3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Comments:** Inspected, Repair or Replace

 Recommend handrail extension to top of basement staircase installed by qualified person.

Recommend additional support post at this basement staircase location. (Picture 1)




3.3 Picture 1

### 3.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

### 3.5 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

 (1) Representative number of louver folding doors in the home noted and need to be rehung.

(2) I recommend clearance of 1/2 to 3/4 inches under each interior door to improve air circulation.

### 3.6 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

---

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.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Masonry block

Method used to observe attic:

From entry

Attic info:

Attic hatch

Inspection Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

Water infiltration through basement wall with standing water at basement floor in this location to right of furnace north side. (Picture 1&2)

Recommend further evaluation and repair by qualified professional. Recommend evaluation for insects and mold. Insects and mold thrive in these conditions.



4.0 Picture 1



4.0 Picture 2

4.1 WALLS (Structural)

Comments: Inspected



 Collar ties noted at fireplace room location of home.



4.1 Picture 1

**4.2 COLUMNS OR PIERS**

**Comments:** Inspected

**4.3 FLOORS (Structural)**

**Comments:** Inspected

**4.4 CEILINGS (structural)**

**Comments:** Inspected

**4.5 ROOF STRUCTURE AND ATTIC**

**Comments:** Inspected

**4.6 OUTLETS, SWITCHES AND FIXTURES**

**Comments:** Inspected

---

The structure 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.



**5. Plumbing System**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

**Styles & Materials**

**Water Source:**

Well

**Water Heater Power Source:**

Electric


**Manufacturer:**

GE

**Inspection Items**

**5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

**Comments:** Inspected

 (1) I inspected the property in the location of the drain field area of septic described by buyers agent to be at the yard area facing west. There were no signs of failure or blockage and the grounds appear normal. Some surface water noted at border of leach field, appears at capacity. I did not visually locate the septic nor did I inspect the tank and drain lines for size or condition. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly.

For a more detailed inspection, I recommend you contact a septic pumping company and have them clean it. At that time the tank could be inspected for proper functioning perhaps by the septic cleaning company.

Pump out of septic tank recommended every 2 to 3 years as maintenance.

Recommend requesting any documentation, work slips, warranties, etc. regarding septic system from current homeowners.

 (2) Noted stopper not working in second floor bathroom sink.

**5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

**Comments:** Inspected

(1) Culligan water softening equipment in place in basement. Suggest inquiry regarding ownership status of Culligan equipment, i.e. rented vs. owned. Recommend request instruction manual or directions from current homeowner regarding maintenance of softener. (Picture 1)



5.1 Picture 1

- 🏠 (2) Soft copper under size water line noted at second floor bath sink. No water shut offs noted. Recommend licensed plumber evaluate further.



5.1 Picture 2

- (3) Water wells were described as present at east side exterior yard area of home by purchaser and purchasers agent. Water flow test showed 5 gallons per minute with pressure between 40 and 60.

- 🏠 (4) I recommend installing washing machine using non-burst type hoses for water supply to washer.



5.1 Picture 3

(5) Access for first floor bathroom plumbing noted at hatch near basement entrance from kitchen.



5.1 Picture 4

## 5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

General Electric Smart Water brand 50 gallon electric water heater noted in basement east side of home. Manufacture date of 9/05 noted on unit. Heater appears in serviceable condition.



5.2 Picture 1

## 5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

## 5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

- 🏠 175 gallon gravity fed oil tank observed at west rear side of basement appears to contain approximately three-eighths of a tank of heating fuel. Noted oil line encased in conduit to furnace. Filter noted. Rust observed. Unit appears serviceable. (Picture 1)



5.4 Picture 1

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.

**6. Electrical System**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

**Styles & Materials**

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers


**Electric Panel Manufacturer:**

CHALLENGER

**Inspection Items**

**6.0 SERVICE ENTRANCE CONDUCTORS**

**Comments:** Inspected

 Electric service enters home at southeast front corner of home.

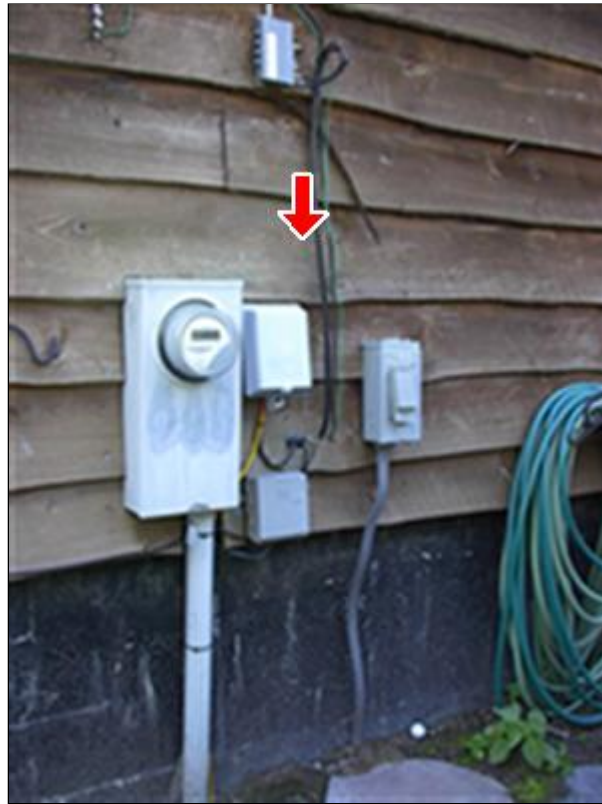


6.0 Picture 1

**6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

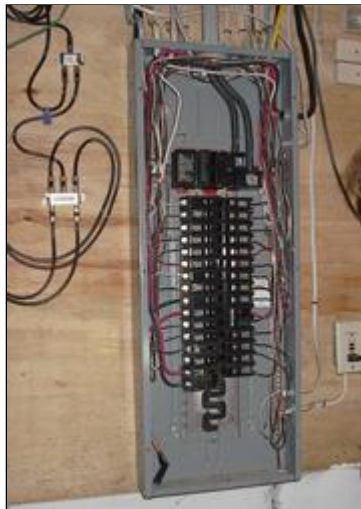
**Comments:** Inspected

- 🏠 (1) Disconnect for hot tub noted at southeast corner of home adjacent to electric service box.



6.1 Picture 1

- 🏠 (2) Vacant areas noted in Challenger brand breaker box as well as empty breaker. (Picture 2)



6.1 Picture 2

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

**Comments:** Inspected

**6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Inspected

- 🏠 (1) I recommend the use of fluorescent light bulbs throughout the home for energy savings and exclusively in all closets for safety.



(2) Recommend you request existing permits from current owner for any former electrical and/or plumbing work.

#### **6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**


**Comments:** Inspected

#### **6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Comments:** Inspected


#### **6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected

 Challenger brand circuit breaker box observed at southeast front corner of home.


#### **6.7 SMOKE DETECTORS**

**Comments:** Inspected

 It is recommended that smoke detectors be installed according to the manufacturer's instructions. I suggest a minimum of one (1) smoke detector on each floor to include basements and one (1) near any appliance. I also recommend smoke detectors be placed in each bedroom near entrance doors at least 4 inches from ceiling/wall junction and no further than 12 inches away. Also, I recommend installing smoke detectors in all common hallways close to each bedroom entrance door.

#### **6.8 CARBON MONOXIDE DETECTORS**

**Comments:** Inspected

 No carbon monoxide detectors noted in home. It is recommended that carbon monoxide detectors be installed according to the manufacturer's instructions. I recommend installing a minimum of one (1) on each floor of the home to include basements. I recommend an additional plug-in type carbon monoxide detector be placed near gas fueled appliances.

---

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.

**7. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**Styles & Materials**

<b>Heat Type:</b>	<b>Energy Source:</b>	<b>Number of Heat Systems (excluding wood):</b>
Forced Air	Oil	One
<b>Heat System Brand:</b>	<b>Filter Type:</b>	<b>Filter Size:</b>
LENNOX	Disposable	16x20

**Types of Fireplaces:**

Conventional

**Inspection Items**

**7.0 HEATING EQUIPMENT**

**Comments:** Inspected

Lennox Signature Collection furnace observed at north side basement interior appears in serviceable condition. Filter size appears as 16 X 20. Last service to unit as noted on sticker attached to adjacent duct work was by Mohawk Company in 2006. Suggest requesting service information from current homeowner as well as receipt and information regarding source of last oil delivery.

Suggest maintenance by qualified professional prior to heating season and monthly replacement and/or cleaning of associated filters during heating season. (Picture 1&2)

Suggest requesting manuals of use and any existing warranties from current homeowners prior to transfer of property.



7.0 Picture 1



7.0 Picture 2

**7.1 NORMAL OPERATING CONTROLS**


**Comments:** Inspected

**7.2 AUTOMATIC SAFETY CONTROLS**

**Comments:** Inspected

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

**Comments:** Inspected

-  Oil tank noted in basement on left side (facing front) appears original. Appears serviceable. Exterior rust noted. Multiple clamps and straps noted. Old filter and lines noted. Recommend replacement of furnace filters each month during heating and cooling seasons.

**7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Inspected


Heated fan lights noted in each bathroom.

**7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

**Comments:** Inspected

**7.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

**Comments:** Inspected

-  I recommend chimney and wood burning fireplace serviced and cleaned prior to use each season by professional chimney sweep. (Picture 1) Crack noted at clay chimney liner. (Picture 2)

Recommend fireplace not be used prior to thorough evaluation by qualified professional.



7.6 Picture 1



7.6 Picture 2

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.

**8. 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.

**Styles & Materials**

**Attic Insulation:**

Fiberglass

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Flexible Metal

**Inspection Items**

**8.0 INSULATION IN ATTIC**

**Comments:** Inspected

🏠 Attic insulation appears to be eight inch fiberglass as seen through access hatch in second floor closet area. Suggest the addition of a minimum of 6" un-faced fiberglass laid on top of current insulation at a diagonal by a qualified person.

Recommend 2" styrofoam panels be installed by qualified contractor at attic access hatch area for added insulation.

**8.1 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

**Comments:** Inspected

**8.2 VENTILATION OF ATTIC AND FOUNDATION AREAS**

**Comments:** Inspected

🏠 (1) Roof vents and soffit vents noted. No ridge or gable vents observed. Recommend professional roofer evaluate. (Picture 1)(Picture 2)



8.2 Picture 1



8.2 Picture 2



(2) Recommend addition of insulation to voids at various locations in basement ceiling. (Picture 3)



8.2 Picture 3

**8.3 VENTING SYSTEMS (Kitchens, baths and laundry)**

**Comments:** Inspected

Recommend cleaning lint from clothes dryer vent located on exterior driveway/south side of home regularly by qualified individual. (Picture 1)

I recommend all clothes dryers have exhaust lines checked and cleaned and installed with new fire rated type metal vent pipes. Metal vent pipe noted. (Picture 2)



8.3 Picture 1



8.3 Picture 2

---

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.

## 9. Built-In Kitchen Appliances

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.

### Styles & Materials

#### Range/Oven:

KENMORE

### Inspection Items

#### 9.0 DISHWASHER

**Comments:** Inspected

Dishwasher appears in serviceable condition. Recommend requesting manuals and/or existing warranties for all kitchen appliances from current homeowner prior to transfer.

#### 9.1 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

Kenmore brand electric range with oven appears in serviceable condition. Recommend requesting manuals and/or existing warranties for all kitchen appliances from current homeowner prior to transfer.

#### 9.2 Refrigerator

**Comments:** Inspected

Kenmore brand refrigerator appears in serviceable condition.

Recommend requesting manuals and/or existing warranties for all kitchen appliances from current homeowner prior to transfer.

---

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.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2007 : Licensed To Capital District Home Inspectors



## General Summary



Capital District Home Inspectors

17 Echo Ridge Drive  
Saratoga Springs, NY 12866  
518 526-5167

**Customer**  
Sample Report

**Address**  
1st Sample Street  
Anywhere NY

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.0 ROOF COVERINGS

#### Inspected



(1) Asphalt architectural shingles noted appear in serviceable condition.

Two roof vents, no ridge vent observed. (Picture 1)

I suggest requesting manuals and/or warranties from current homeowner.



(2) (Picture 2) Shingles at this location northeast rear of home have active moss growth suggesting moisture. Recommend evaluation by professional roofer and/or exterminator for presence of active mold and active wood boring insects.

Wood destroying insects and mold growth commonly found in damp, deteriorating wood. All areas of structure that have moisture penetration are prone to wood destroying insects, rot, decay and/or mold and need to be further evaluated by professional contractor and/or technician.

Recommend minimum of four siding boards be removed for thorough inspection for wood boring insects and/or structural damage and repaired as needed by qualified professional.

### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### Inspected



Noted cracks in tall flue pipe (noted by rectangle) to fireplace.

Voids in metal observed at this location on roof (noted by arrows). Moisture penetrating through cracks to basement area at right of furnace north side of home. (Picture 1)

### 1.3 ROOF DRAINAGE SYSTEMS

#### Inspected



(1) The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

Recommend separating gutter attachment to underground drainage slightly to maintain integrity of drainage system by a qualified person. Southeast front corner of home. Possible freezing of water in downspout could cause ice back up and failure of roof drainage system. (Picture 1)



(2) Downspout located at southwest front corner of home has no extension in place. Recommend buried drain line appropriate for this purpose be installed by qualified person to carry water away from the home.(Picture 2)



(3) Downspout extension at this northwest rear corner location appears crushed. Recommend remove existing extension and replace with buried drain line appropriate for this purpose to carry water away from the home by qualified person. (Picture 3)

Recommend reattaching loose gutter strap.

## 2. Exterior

### 2.0 WALL CLADDING FLASHING AND TRIM

#### Inspected



(1) Rough hued cedar siding noted. Active wood boring powder post beetles and wood boring carpenter bees observed at every exterior siding location. Recommend further evaluation by professional exterminator.

Recommend maintenance for cedar siding to include, but not be limited to, sealing on a regular basis with semi transparent wood stain designed for the purpose by qualified individual.



(2) Large voids noted in cedar siding and vapor barrier allowing moisture to penetrate into the structure possibly causing moisture and mold damage. Pictures 2,3&4 show siding surrounding fireplace chimney at north side of home.

All areas of structure that have moisture penetration are prone to wood destroying insects, rot, decay and/or mold and need to be further evaluated by professional contractor and/or technician.



(3) All missing exterior siding susceptible to insects and needs inspection by qualified contractor.

### 2.1 DOORS (Exterior)

#### Inspected



(1) (Picture 1)Weeping at weather seal observed at exterior steel door west side of home. Recommend application of seal designed for this purpose by qualified person. Prime and paint with products designed for this purpose by qualified individual.



(2) Recommend all wooden exterior doors be maintained with regular sanding and application of moisture resistant sealant. (Picture 2)



(3) Bilco door entrance at rear of home is rusted and deteriorated (Picture 3). Standing water noted at interior basement bilco entrance. (Picture 4)

Eroded ground area noted to left exterior of bilco entrance door. Water penetrating this area. (Picture 5). Recommend service by professional bilco installer or qualified contractor.



(4) Recommend dead bolts be installed at all exterior doors for added security.

### 2.2 WINDOWS

#### Inspected



(1) Recommend tightening gaskets at aluminum awning style windows.



(2) Moisture noted within fixed windows suggests failing seals. Recommend requesting further information from current homeowner including warranty information.



(3) (Picture 2)Aluminum drip edge or caulking designed for this purpose is recommended to seal window sill. Recommend qualified contractor evaluate further.

## 2. Exterior

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

#### Inspected



(1) No footings observed at south/driveway side porch location. Recommend securing posts nearest home to siding wall for added support by qualified individual. (Picture 1)(Picture 2)

Steel I-Beam support of porch appears rusted. Recommend scrape, sand, prime and paint regularly to restore and maintain integrity. (Picture 3)



(2) This porch is located at west side of home. Recommend qualified contractor further evaluate need for additional support where porch attaches to home. (Picture 4)

Left (facing porch) side support post is leaning, left railing is missing and risers are not evenly spaced. (Picture 5) Recommend repair by qualified professional.



(3) #2.3 (Picture 4) shows missing lag screws and hangers.

Noted posts and footings present at deck housing hot tub at east side of home exterior. Noted ledger board nailed to sill and joist hangers at this location.

Recommend pressure washing and sealing all deck and/or porch areas on a regular basis. This is a maintenance issue for your information.

### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Inspected, Repair or Replace



(1) Loose patio stone presents tripping hazard. Recommend qualified person evaluate and repair or replace as needed. (Picture 1)



(2) Recommend all vegetation be trimmed a minimum of 2 feet away from home exterior. (Picture 2)

## 3. Interiors

### 3.1 WALLS

#### Inspected



Cracks are apparent in wood supporting beams of home. Recommend further evaluation by qualified professional.

### 3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Inspected, Repair or Replace



Recommend handrail extension to top of basement staircase installed by qualified person.

Recommend additional support post at this basement staircase location. (Picture 1)

### 3.5 DOORS (REPRESENTATIVE NUMBER)

#### Inspected




(1) Representative number of louver folding doors in the home noted and need to be rehung.

#### 4. Structural Components

##### 4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

###### Inspected

-  Water infiltration through basement wall with standing water at basement floor in this location to right of furnace north side. (Picture 1&2)

Recommend further evaluation and repair by qualified professional. Recommend evaluation for insects and mold. Insects and mold thrive in these conditions.

##### 4.1 WALLS (Structural)


###### Inspected

-  Collar ties noted at fireplace room location of home.

#### 5. Plumbing System

##### 5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

###### Inspected

-  (1) I inspected the property in the location of the drain field area of septic described by buyers agent to be at the yard area facing west. There were no signs of failure or blockage and the grounds appear normal. Some surface water noted at border of leach field, appears at capacity. I did not visually locate the septic nor did I inspect the tank and drain lines for size or condition. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly.

For a more detailed inspection, I recommend you contact a septic pumping company and have them clean it. At that time the tank could be inspected for proper functioning perhaps by the septic cleaning company.



Pump out of septic tank recommended every 2 to 3 years as maintenance.

Recommend requesting any documentation, work slips, warranties, etc. regarding septic system from current homeowners.

-  (2) Noted stopper not working in second floor bathroom sink.


##### 5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

###### Inspected

-  (2) Soft copper under size water line noted at second floor bath sink. No water shut offs noted. Recommend licensed plumber evaluate further.
-  (4) I recommend installing washing machine using non-burst type hoses for water supply to washer.

##### 5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

###### Inspected

-  175 gallon gravity fed oil tank observed at west rear side of basement appears to contain approximately three-eighths of a tank of heating fuel. Noted oil line encased in conduit to furnace. Filter noted. Rust observed. Unit appears serviceable. (Picture 1)



## 6. Electrical System

### 6.0 SERVICE ENTRANCE CONDUCTORS


#### Inspected

 Electric service enters home at southeast front corner of home.

### 6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS


#### Inspected

 (1) Disconnect for hot tub noted at southeast corner of home adjacent to electric service box.

 (2) Vacant areas noted in Challenger brand breaker box as well as empty breaker. (Picture 2)


### 6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Inspected

 (1) I recommend the use of fluorescent light bulbs throughout the home for energy savings and exclusively in all closets for safety.


### 6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

#### Inspected

 Challenger brand circuit breaker box observed at southeast front corner of home.


### 6.7 SMOKE DETECTORS

#### Inspected

 It is recommended that smoke detectors be installed according to the manufacturer's instructions. I suggest a minimum of one (1) smoke detector on each floor to include basements and one (1) near any appliance. I also recommend smoke detectors be placed in each bedroom near entrance doors at least 4 inches from ceiling/wall junction and no further than 12 inches away. Also, I recommend installing smoke detectors in all common hallways close to each bedroom entrance door.

### 6.8 CARBON MONOXIDE DETECTORS


#### Inspected

 No carbon monoxide detectors noted in home. It is recommended that carbon monoxide detectors be installed according to the manufacturer's instructions. I recommend installing a minimum of one (1) on each floor of the home to include basements. I recommend an additional plug-in type carbon monoxide detector be placed near gas fueled appliances.

## 7. Heating / Central Air Conditioning


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

#### Inspected

 Oil tank noted in basement on left side (facing front) appears original. Appears serviceable. Exterior rust noted. Multiple clamps and straps noted. Old filter and lines noted. Recommend replacement of furnace filters each month during heating and cooling seasons.

### 7.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

#### Inspected

 I recommend chimney and wood burning fireplace serviced and cleaned prior to use each season by professional chimney sweep. (Picture 1) Crack noted at clay chimney liner. (Picture 2)

Recommend fireplace not be used prior to thorough evaluation by qualified professional.

## 8. Insulation and Ventilation

### 8.0 INSULATION IN ATTIC

#### Inspected



Attic insulation appears to be eight inch fiberglass as seen through access hatch in second floor closet area. Suggest the addition of a minimum of 6" un-faced fiberglass laid on top of current insulation at a diagonal by a qualified person.

Recommend 2" styrofoam panels be installed by qualified contractor at attic access hatch area for added insulation.

### 8.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

#### Inspected



(1) Roof vents and soffit vents noted. No ridge or gable vents observed. Recommend professional roofer evaluate. (Picture 1)(Picture 2)

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2007 : Licensed To Capital District Home Inspectors