



## **Inspection Report**

John Sample  
123 Corner Street  
Prochek, CT xxxxx

*Please read your report thoroughly !*

**(800) 338-5050**

**[www.prochek.com](http://www.prochek.com)**

**Pro Chek Home Inspection Services  
Home Inspection Report**

**Thank you for selecting Pro Chek Home Inspection Services to perform your home inspection. We appreciate your confidence in us and we recognize the importance of this document. We would like you to take the time to read it thoroughly and have a full appreciation for our analysis.**

**Our comprehensive review of the property is detailed in the following pages and for your convenience; a Summary page of the areas we considered necessary to highlight is also included for you review. The objective of our inspection was to view all accessible areas of the home to identify if structural, mechanical and electrical issues existed and make you aware of them. In addition we tested to insure the electrical, plumbing and mechanical systems were working at the time of our inspection.**

**Please be aware that hidden damage may exist that can not be determined by our inspection but we have made every reasonable attempt to uncover areas of concern.**

**Please feel free to call us with any questions you may have after you have had a chance to review the report in detail. Again, we strongly recommend that you take the time to review the report so you may feel comfortable knowing the condition of the property you are considering purchasing.**

**Thank You!**

**Pro Chek Home Inspection Services**

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## SCOPE OF INSPECTION

The purpose of this inspection is to perform limited, visual and auditory on site observations of the readily accessible areas of the primary structure, mechanical, and electrical systems of the building and to give a **personal opinion** as to whether or not the components of the building are performing the function for which they were intended or are in need of immediate repair. This report is not all encompassing, nor is it meant to be. It is very specific in the areas which are reported by the home inspector.

Please remember that almost every item in any house, except a brand new one, is in used condition and has ordinary wear and tear. Please also remember that older houses do not meet the same standard as newer houses, even though items in both might be performing functions for which they are intended.

We do not inspect any item which we cannot see in a normal inspection. For example, we do not move furniture, rugs, paintings, flooring, etc. Repairs or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do suggest that YOU ask the seller about repairs, covered up items, or previous problems.

We do not hold ourselves to be specialists for any particular item. We are a general inspection company. If we report that an item is not inspected, not performing its intended function or needs repair, we urge you to have that item examined by a specialist before purchasing the house.

The components of major systems and the standards of conduct of the inspection are governed by "Standards of Practice for Home Inspection Report" by the American Society of Home Inspectors, Copyright 1993, and by the National Association of Home Inspectors, Copyright 1990. While many aspects of each component are inspected, for ease and clarity of reporting, not all are defined and described in complete detail on the written report.

It should be understood that we do not offer or imply any warranty, guarantee or insurance policy with regard to the continued soundness of construction, the usual life, adequacy, future performance, past or potential defects of any items inspected; or operability of equipment or appliances. It should be understood that the inspector cannot determine violations of construction, plumbing, electrical, mechanical or similar codes and ordinances and that the inspector's written report is the inspector's subjective determination of the condition of such items at the time the inspection was made. Estimates of the age of any components are approximate, and the design life of a component is determined according to manufacturers' specifications.

The term "inspection" DOES NOT include all items. Specific items which are not part of the inspection include, but are not limited to: lead paint, asbestos, radon, toxic or flammable materials, refrigerators, freezers, remote overhead door transmitters/receivers, floor coverings, wall coverings, freestanding kitchen appliances, laundry appliances, water conditioners, underground storage tanks, driveways, tennis courts, play ground equipment or other recreational or leisure appliances, and self-cleaning or continuous-cleaning capabilities of ovens. Also excluded is an inspection for any non-wood infesting insects, such as fleas, cockroaches, bees, mites, ticks, flies, etc. A separate wood destroying inspection report, and radon sampling will be performed if contracted separately.

If you have any complaints about our inspection, you must notify us in writing within 7 days after you discover any problem and let us reinspect before changing the condition of the item, except in emergencies, of course. If the repairs are made before the inspection company reinspects the problem, then any claims against the inspection company's failure to adequately inspect such items is waived. No suit or action shall be brought against the inspection company by any third party at any time beyond 1 year after the accrual of the cause of the action itself. If someone other than the client who ordered this inspection shall make any claim or file any lawsuit against the inspection company for failure of its services hereunder in any respect, the client agrees to indemnify, absolve and hold harmless the inspection company from any and all such claims and lawsuits including the payment of all damages, expenses, costs and attorneys' fees. Should a party make any claim or file any lawsuit against the inspection company, such party shall pay all damages, expenses, costs and attorney fees of the inspection company if the complaining party does not win.

This report was furnished at the request of the client, by the inspection company in determining the overall condition of the subject premises. Furthermore, this report is not to be used for determining the value of the premises or whether same should be purchased. Neither is it to be construed as a guarantee or warranty of the premises or the equipment therein or of their fitness for a specific use.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement, and no involvement with tradespeople or benefits derived from any sales or improvements made to this property.

# INSPECTION CONDITIONS

## CLIENT INFORMATION:

**CLIENT NAME:** Mr. Prochek.  
**MAILING ADDRESS:** 53 Lake Avenue Ext.  
**CITY/STATE/ZIP:** Danbury, CT.

## INSPECTION INFORMATION:

**INSPECTOR:** Frank Giresi.  
**DATE OF INSPECTION:** 18 December 2004.  
**TIME OF INSPECTION:** 0900.  
**INSPECTION ADDRESS:** 25 Hard Knox Road.



**CITY/STATE/ZIP:** Oxford, CT.  
**INSPECTION ITEMS PERFORMED:** General Home Inspection. Wood Destroying Insect Inspection. Radon Air Test. Lead Water Test.

## CLIMATIC CONDITIONS:

**APPROXIMATE OUTSIDE TEMPERATURE:** 21 degrees.  
**WEATHER:** Clear.  
**SOIL CONDITIONS:** Damp.

## BUILDING CHARACTERISTICS:

**ESTIMATED YEAR BUILT:** 1957.  
**BUILDING TYPE:** 1 family.  
**SPACE BELOW GRADE:** Basement.

## UTILITY SERVICES:

**WATER SOURCE:** Public.  
**SEWAGE DISPOSAL:** Public.



**UTILITIES STATUS:** All utilities on.

**OTHER INFORMATION:**

**HOUSE OCCUPIED?** No.

**CLIENT PRESENT:** Yes.

**OTHERS PRESENT:** Spouse, Buyers agent.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

**SIDEWALKS:**

**TYPE:** Brick.

**CONDITION:** General condition appears acceptable at the time of the inspection.

**EXTERIOR STAIRS/STOOPS:**

**TYPE:** Concrete.

**CONDITION:** Settlement was noted at stoop and step. Repair as needed.

**PATIO:**

**TYPE:** None Present.

**DECKS/BALCONY:**

**TYPE:** Wood.

**CONDITION:** Loose / raised boards noted, creating a trip hazard. Deck structure appears to be set directly in ground. Low elevation of deck prevents any viewing underneath the deck structure.



**PORCH:**

CONDITION:

None Present.

**PATIO/PORCH COVER:**

TYPE:

Not applicable.

**RETAINING WALLS:**

TYPE:

Masonry.

CONDITION:

General condition appears acceptable at the time of the inspection.

**GRADING-SWALE:**

CONDITION:

Pitch slope of soil away from foundation. Slope of soil should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

**DRIVEWAY:**

TYPE:

Asphalt.

CONDITION:

Recommend periodically sealing asphalt to aid in prolonging it's life.

**FENCES & GATES:**

TYPE:

Chain link, Wire.

CONDITION:

Gate needs repair or adjustment. Damage noted on fence gate.



**LANDSCAPING:**

CONDITION:

Trees are touching or overhanging the roof. Removal may be needed. Vegetation is on or close to building. Recommend removing or trimming plantings and/or vegetation away from structure.

**MISCELLANEOUS:**

**BASEMENT STAIRWELL**

**DRAIN:**

None Present.

**EXTERIOR SURFACE**

**DRAIN:**

None Present.

**WINDOW WELLS:**

Window wells are in need of cleaning. Recommend keeping window wells clean and free of debris. Recommend installing window well covers as needed .

**IRRIGATION SYSTEM:** Present. Not inspected, beyond scope of home inspection.

**ADDITIONAL REMARKS:** Settlement cracks noted at cement surface surrounding pool. \*\*\*NOTE: A pool and hot tub were noted on the property. The pool / hot tub and their components were not inspected, beyond the scope of a general home inspection. Recommend consulting with a pool / hot tub specialist(s) for a complete evaluation of their condition. \*\*\*NOTE: Wood to ground contact of any sort can lead to extensive damage due to decay or insects. This also holds true for pressure treated wood over a period of time. \*\*\*NOTE: Perimeter vegetation should be kept trimmed to maintain approximately 10 to 12 inches of air space between siding. This will help to permit proper air flow and ventilation of siding material.



## EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

**EXTERIOR #1:**

**LOCATION:** House.

**MATERIAL:** Vinyl siding, Stone.

**CONDITION:** The overall condition of the siding material appears to be acceptable at the time of the inspection.

**EXTERIOR #2:**

**LOCATION:** Garage.

**MATERIAL:** Vinyl siding.

**CONDITION:** The overall condition of the siding material appears to be acceptable at the time of the inspection.

**TRIM:**

**LOCATION:** House, Garage.

**MATERIAL:** Aluminum.

**CONDITION:** General condition appears acceptable at the time of the inspection.

**FASCIA:**

|                   |  |
|-------------------|--|
| <b>LOCATION:</b>  | House, Garage.   |
| <b>MATERIAL:</b>  | Aluminum.  |
| <b>CONDITION:</b> | Loose sections were noted. Re-secure or replace as needed. |

**SOFFITS:**

|                   |  |
|-------------------|--|
| <b>LOCATION:</b>  | House, Garage.                                       |
| <b>MATERIAL:</b>  | Vinyl.   |
| <b>CONDITION:</b> | Loose section noted. Re-secure or replace as needed. |

**DOORS:**

|                     |   |   |
|---------------------|---|---|
| <b>ENTRY DOORS:</b> | Decayed / damaged areas noted at lower portion of rear door to sunroom and front side door. |  |
|---------------------|---|---|

**Front side door**

**WINDOWS:**

|                          |   |
|--------------------------|---|
| <b>TYPE:</b>             | Vinyl clad type, casement windows sliding windows awning windows.   |
| <b>WINDOWS:</b>          | Cracked panes were noted. Failed seals were noted. Inoperable hardware is noted, repair or replace as needed. |
| <b>SCREENS/STORMS:</b>   | Some screens are missing. Replace as needed. Torn screens were noted.   |
| <b>BASEMENT WINDOWS:</b> | General condition appears acceptable at the time of the inspection.   |

**MISCELLANEOUS:**

|                    |  |
|--------------------|--|
| <b>ELECTRICAL:</b> | Recommend installing GFCI protected outlets at all exterior locations. Loose exterior outlets noted at garage and off deck area at rear. |
|--------------------|--|

|                            |   |   |
|----------------------------|---|---|
| <b>ADDITIONAL REMARKS:</b> | <p>Loose trim noted at front door columns.</p> <p>***NOTE: Plantings and foliage are not handled during the course of the inspection. This may obstruct observing defects in the siding or foundation. ***NOTE: Houses built prior to 1978 may contain lead based paint. Lead paint is a health concern, especially among young children and pregnant women. For more information, call the National Lead Paint Information Center at 1-800-424-5323.</p> |  |
|----------------------------|---|---|

# ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked-on where conditions permit without danger to roof damage, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks, particularly where stains are noted. Roof mounted antennas or other accessories often loosen with age and should be checked periodically. Interiors of flues or chimneys are usually not visible and as such are not inspected.

**ROOF #1:**

|                              |   |
|------------------------------|---|
| <b>LOCATION:</b>             | House, Garage.  |
| <b>ROOF ACCESS:</b>          | Walked on roof.   |
| <b>TYPE:</b>                 | Architectural shingles, design life 25 years +/-  |
| <b>APPROXIMATE AGE:</b>      | 10 years, +/-   |
| <b>ROOF COVERING STATUS:</b> | Mold and/or mildew was noted to roof surface. Nails and/or fasteners are protruding from the roof surface. The roof area appears to have multiple layers. Stripping of the layers will be required when it comes time for a new roof to be installed. |

**FLASHINGS-VALLEYS:**

|                   |                                  |
|-------------------|----------------------------------|
| <b>TYPE:</b>      | Metal.                           |
| <b>CONDITION:</b> | Some flashings have been tarred. |

**SKYLIGHTS:**

|                   |  |
|-------------------|--|
| <b>CONDITION:</b> | Moisture stains are present at skylight(s). Stains appear inactive at the time of the inspection. Recommend monitoring closely in the future and patching or repairing as needed. Missing hardware noted on one skylight, unable to attach pole to open. |
|-------------------|--|

**CHIMNEY-FLUE:**

|                  |        |
|------------------|--------|
| <b>MATERIAL:</b> | Brick. |
|------------------|--------|



**CHIMNEY CONDITION:**

Tarred flashing noted.



**FLUE CONDITION:**

Flue was not fully visible due to height.

**PLUMBING VENTS:**

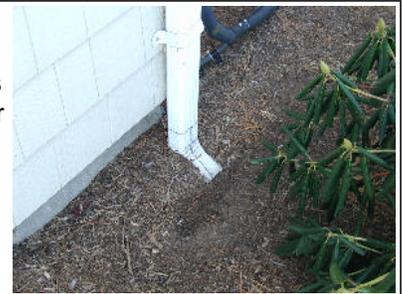
**CONDITION:**

The condition of the vent pipe(s) appear acceptable at the time of the inspection.

**GUTTERS & DOWNSPOUTS:**

**CONDITION:**

The installation of extensions to the downspouts is recommended to direct water away from the foundation. Several downspouts terminate into the ground and may cause water to back up. Damage viewed at the gutters.



**MISCELLANEOUS:**

**ADDITIONAL REMARKS:**

\*\*\*NOTE: Tarred flashings are indicative of past leaking. As tar dries out and cracks over time, tarred areas of flashing need to be periodically maintained to ensure a water tight seal.  
\*\*\*NOTE: Roof and gutter systems should be periodically cleaned and maintained. Proper maintenance of the roof will help to prolong the life of the surfaces. Proper maintenance of the gutter system will help in controlling water from penetrating into the structure.



**GARAGE - CARPORT**

Note: Determining the heat resistance rating of fire walls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

**TYPE:**

Attached, Three car.

**GARAGE DOOR(S):**

CONDITION:

Safety automatic reverse feature requires adjustment for safety.

**FLOOR:**

CONDITION:

General condition appears acceptable at the time of the inspection.

**WALLS-CEILING:**

CONDITION:

Framing is not visible, enclosed within finished surfaces. Blemishes noted at walls and ceiling.

**DOORS-WINDOWS:**

INTERIOR DOORS:

Recommend installing auto door closer.

WINDOWS:

Not present.

**ROOF/ROOF STRUCTURE:**

CONDITION:

See main roof section.

**GUTTERS-DOWNSPOUTS:**

CONDITION:

See main roof section.

**MISCELLANEOUS:**

ELECTRICAL:

General condition appears acceptable at the time of the inspection.

HEATING:

See main "Heating" section.

ADDITIONAL REMARKS:

Cracking noted at cement ramp at rear of garage. \*\*\*NOTE: The garage door openers should be checked monthly for proper operation of their auto reverse function. Remote control mechanisms are not tested as part of this inspection.



# STRUCTURE

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator annually to determine the presence of any termite infestation. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

## **FOUNDATION:**

**MATERIAL:**

Poured concrete.

**TYPE:**

Basement.

**CONDITION:**

Settlement cracks were noted in the foundation. Recommend patching or sealing as needed.

## **FRAMING:**

**BEAMS:**

Unable to inspect beams, not visible, enclosed within finished surfaces.

**BEARING WALLS:**

The general condition appears acceptable at the time of the inspection.

**FLOOR JOISTS/TRUSSES:**

Unable to inspect, not visible, enclosed within finished surfaces.

**COLUMNS/SUPPORTS:**

Unable to inspect, not visible, enclosed within finished surfaces.

**SUB FLOOR:**

Unable to inspect, not visible, enclosed within finished surfaces or behind insulation .

## **FLOOR/SLAB:**

**CONDITION:**

Slab is not visible due to carpet, no readily visible problems are noted.

## **STAIRS & HANDRAILS:**

**CONDITION:**

Recommend installing child-safe railings at basement stairs.

## **MISCELLANEOUS:**

**ADDITIONAL REMARKS:**

\*\*\*NOTE: The inspection of the structural components was limited due to finished surfaces.



# ATTIC

The inspection of insulation and ventilation is not technically exhaustive and does not employ the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means. Insulation and vapor retarders are not disturbed during the inspection. No effort is made to determine the indoor air quality. This determination is beyond the scope of a visual home inspection as it requires air sampling and analysis.

## ATTIC:

### ACCESSIBILITY AND CONDITION:

Entered. The general condition appears acceptable.

## FRAMING-SHEATHING:

### ROOF FRAMING:

Framed. The general condition appears acceptable.

### SHEATHING:

Plywood. The general condition appears acceptable. Signs of past leakage noted at gable.

## VENTILATION:

### VENTILATION CONDITION:

Ventilation is blocked. Recommend removing blockage or increasing ventilation to allow proper air flow.

### ATTIC FAN:

No attic fan is present.

### WHOLE HOUSE FAN:

No whole house fan is present.

## INSULATION:

### TYPE AND CONDITION:

Fiberglass installed between floor joists. The general condition appears acceptable where visible.

## MISCELLANEOUS:

### WATER PENETRATION:

Evidence of past water penetration was noted at the chimney area, and on the sheathing at gable.



### ADDITIONAL REMARKS:



# BASEMENT & CRAWL SPACE

**BASEMENT:**

|                         |   |
|-------------------------|---|
| <b>ACCESSIBILITY:</b>   | Basement is partially finished.                     |
| <b>FLOOR:</b>           | Not fully visible due to carpet.                    |
| <b>WALLS-CEILING:</b>   | Damage noted.                                       |
| <b>STAIRS/RAILINGS:</b> | Recommend installing child-safe railings as needed. |
| <b>VENTILATION:</b>     | Appears acceptable.                                 |
| <b>INSULATION:</b>      | Not fully visible due to finished surfaces.         |
| <b>SUMP PUMP:</b>       | None present.                                       |

**WATER PENETRATION-DRAINAGE:**

Evidence of present water penetration is noted. Efflorescence seen on walls and/or floors indicates the presence of periodic moisture. Water seepage may reoccur in the future. The best defense against water seepage is good drainage of soils near the foundation wall and directing surface water away from foundation. Recommend further evaluation by Basement Systems Inc. at 1-800-541-0487. Corrections to gutters and grades may aid in controlling.



**CRAWL SPACE:**

|                       |  |
|-----------------------|--|
| <b>ACCESSIBILITY:</b> | This section was not overlooked, there was no crawl space present. |
|-----------------------|--|

**MISCELLANEOUS:**

|                            |   |
|----------------------------|---|
| <b>ELECTRICAL:</b>         | Loose outlets noted. Mystery switches noted. Recommend installing GFI protection as required.   |
| <b>HEATING:</b>            | See main "Heating" section.   |
| <b>ADDITIONAL REMARKS:</b> | ***NOTE: It must be noted that any area below grade is susceptible to water seepage during certain weather conditions. It is not unusual for a basement that has remained dry for many years to develop a leak. Maintaining proper grades around the foundation, and carrying roof water away from the structure are the best preventive measures that can be employed. ***NOTE: Water marks and efflorescence was noted. This indicates water has entered the area in the past. Be sure that all exterior grades pitch away from the foundation, and carry roof drainage away from the structure. Rusting noted on Bilco door. |

# AIR CONDITIONING

The best preventative maintenance for air conditioners is regular cleaning or changing of air filters, at least every 90 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. This inspection report is not intended to address the condition of specialized system components such as electronic air filters, due to their technical nature. We offer no opinion on cooling supply adequacy or distribution balance of air flow, as both are subjective measures. Normal service and maintenance is recommended on a yearly basis.

## UNIT #1:

**MANUFACTURER:**

Heil.



**TYPE:**

Electric.

**DESIGN LIFE:**

10-12 years.

**APPROXIMATE AGE IN YEARS:**

Unknown.

## UNIT #2:

**MANUFACTURER:**

Heil.



**TYPE:**

Electric.

**DESIGN LIFE:**

10-12 years.

**APPROXIMATE AGE IN YEARS:**

Unknown.

**OPERATION:**

**POWER SOURCE:** 220 Volt.

**SYSTEM CONDITION:** Outside air temperature was below 60 degrees. Unable to test system at this time.

**CONTROLS:** Multiple thermostats are employed.

**REFRIGERANT LINES/INSULATION:** Appears acceptable at the time of the inspection.

**BLOWER FAN/FILTER:** Not visible for inspection, enclosed within the unit. Electronic air filter is present. These units are not functionally evaluated or inspected. They are beyond the scope of a general home inspection.

**VISIBLE COIL:** Not visible for inspection, enclosed within the unit. Recommend removing debris and trimming back vegetation at exterior condenser unit.



**EXPOSED DUCT WORK:** Appears acceptable at the time of the inspection.

**CONDENSATE LINE:** Condensate line present. Recommend having a licensed HVAC contractor install a proper emergency float shut off switch inside condensate drip pan under attic air handlers.

**MISCELLANEOUS:**

**ADDITIONAL REMARKS:** \*\*\*NOTE: The air conditioning system(s) was not operated due to low exterior temperature (manufacturers recommend not operating A/C systems unless ambient air temperature has been a minimum of 60 degrees for the past 24 hours). Having the system serviced and evaluated prior to its next use is strongly advised.

# HEATING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the actual presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## **HEATING SYSTEM #1:**

**MANUFACTURER:**

Dunkirk.



**LOCATION OF UNIT:**

Basement.

**SYSTEM TYPE:**

Hot water boiler.

**FUEL TYPE:**

Oil.

**APPROXIMATE AGE IN YEARS:**

Unable to determine.

## **HEATING SYSTEM CONDITION:**

**OPERATION/CONDITION:** Unit was functional at the time of the inspection.

**VENTING/EXHAUST:** Appears acceptable, where visible.

**BURNERS/HEAT EXCHANGERS:** Appears acceptable at the time of the inspection.

**CIRCULATOR PUMP/  
BLOWER FAN:**

Corrosion and past leaking at the circulator pump is noted. Repair or replace as needed.



**COMBUSTION AIR:**

Appears acceptable.

**AIR PLENUM:**

Not applicable.

**AIR FILTERS:**

Not applicable.

**NORMAL CONTROLS:**

Multiple thermostats are employed.

**HUMIDIFIER:**

None present.

**PRESSURE RELIEF  
VALVE:**

Appears acceptable.

**DUCTWORK/DISTRIBUTION:**

**TYPE:**

Convactor, Radiant floor.

**CONDITION:**

Appears acceptable at the time of the inspection.

**FUEL SYSTEM:**

**FUEL LINES:**

Appears acceptable where visible.

**METER/TANK LOCATION-  
CONDITION:**

Oil tank located in the basement. System appears acceptable at the time of the inspection.

**ADDITIONAL REMARKS:**

\*\*\*NOTE: Yearly service and tune-ups are advised on heating systems.

**FIREPLACE & WOOD BURNING DEVICES:**

Fires are neither ignited or extinguished during the inspection. No effort is made to determine draft characteristics of solid fuel burning appliances or to move fireplace inserts, stoves, or firebox contents. Interiors of flues and chimneys, seals and gaskets, automatic fuel feed devices, combustion make-up air devices and heat distribution assists, whether gravity or fan assisted are difficult by nature to inspect and are excluded from this inspection. All fireplaces and wood burning devices should be cleaned and inspected on a regular basis to make sure that no cracks or deterioration have developed. Large fires can overheat the firebox and flue, sometimes resulting in internal damage.

**FIREPLACE OR WOOD BURNING DEVICE # 1:**

**LOCATION:**

\*\*\*NOTE: This section was not overlooked. There were no fire places or wood burning devices present.

**ELECTRICAL SYSTEM**

This report addresses the primary electrical power distribution system serving the building. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. The operation or condition of any time clock motor is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Any ceiling fans are checked for general operation only. Smoke Alarms should be installed on all levels of the home and within 5 feet of all bedroom doors. Smoke alarms and carbon monoxide detectors should be tested regularly. Security alarm systems and their components are not addressed by this inspection. We recommend you consult with the alarm monitoring company for further information.

**SERVICE:**

**SERVICE SIZE/TYPE:**

Aluminum 200 Amp.

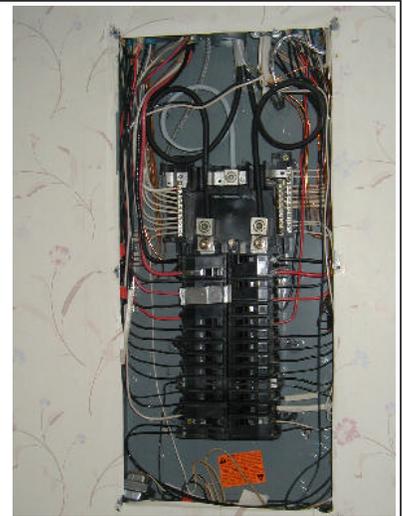
**SERVICE CABLE:**

Overhead service line.

**ELECTRICAL PANELS:**

**MAIN PANEL LOCATION:**

Located in basement.



**MAIN PANEL CONDITION:**

Missing screws at panel cover noted.

**GROUND:**

Not located. Recommend having a licensed electrician verify its presence.

**SUBPANEL #1 LOCATION:** Garage.



**SUB PANEL NOTES:**

Missing screws at panel cover noted.

**CONDUCTORS:**

**BRANCH WIRING:**

Copper. Romex type wiring noted.

**SWITCHES & OUTLETS:**

**CONDITION:**

Some grounded type outlets did not appear to be properly grounded. Loose outlets noted. Secure as needed. Two prong type outlets were noted. Upgrading of two-prong outlets to a three-prong grounded type outlet is recommended. Recommend replacing exposed bulb fixtures with an enclosed bulb fixture for safety. Ceiling fans were loose. Recommend having a licensed electrician evaluate further and make corrections as needed.

**GFI PROTECTION:**

Installation of additional GFCI protection is recommended. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at all exterior, basement, garage, bath rooms & kitchen outlets.

**SMOKE / FIRE DETECTOR:**

**COMMENTS:**

Inoperable unit noted. Recommend replacing. Smoke alarm part of the security system and was not inspected or tested. Additional smoke detectors should be installed in all appropriate locations. Recommend the installation of carbon monoxide detectors.

**MISCELLANEOUS:**

**ADDITIONAL REMARKS:**

\*\*\*NOTE: A security system is present. System was not inspected, beyond the scope of a general home inspection. Verify the proper operation with the current owners. \*\*\*NOTE: Auxiliary generator equipment present. Not inspected, beyond the scope of a general home inspection.

# PLUMBING

All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. It is not within the scope of this report to determine whether water supply and waste disposal systems are public or private or the quantity or quality of the water supply. We recommend you verify these items with the seller. The operational effectiveness of any installed water treatment equipment cannot be determined without laboratory testing. Contact your local Health Department for these tests. Determination of leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. It is beyond the scope of a visual inspection to determine the total extent of damage to underlying or surrounding materials where tile damage or moisture intrusion is present. Any cost estimates offered are based on visual observations at the time of inspection and will naturally increase where additional damage is found during the course of repairs. Safety and shut-off valves are not operated during the inspection, for fear of causing subsequent leakage at valve stem packing, a common occurrence. Hot water can scald- Be careful!

## **WATER SOURCE-SEWAGE SERVICE:**

**WATER SOURCE:**

Public.

**SEWAGE SERVICE:**

Public.

## **MAIN LINE:**

**MATERIAL:**

Plastic.

**CONDITION:**

Appears acceptable, where visible.

## **SUPPLY LINES:**

**MATERIAL:**

Copper.

**CONDITION:**

Appears acceptable, where visible.

## **WASTE/DRAIN LINES:**

**MATERIAL:**

Copper, Cast Iron.

**CONDITION:**

Appears acceptable, where visible.

## **VENT PIPES:**

**MATERIAL:**

Copper, ABS.

**CONDITION:**

Plumbing vents appear acceptable.

## **HOSE FAUCETS:**

**OPERATION:**

Sample operated, appears acceptable at the time of the inspection.

## **SEWAGE SYSTEM:**

**TYPE:**

Public.



**WELL TANK/PUMP EQUIPMENT:**

**TYPE:** Not applicable, public water service.

**WATER HEATER:**

**TYPE:** Integral coil.

**OPERATION/CONDITION:** Corrosion and signs of previous leaks noted at domestic coil.



**TEMPERATURE/PRESSURE RELIEF VALVE:** Pressure relief valve is present and appears acceptable.

**MISCELLANEOUS:**

**LAUNDRY TUB:** Not present.

**SEWAGE EJECTOR:** Not present.

**SEPTIC PUMP UP SYSTEM:** Not present.

**ADDITIONAL REMARKS:** \*\*\*NOTE: The domestic water is heated through an integral coil. This is part of the heating system and is not visible for inspection.

**KITCHEN - APPLIANCES - LAUNDRY**

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

**RANGE/COOK TOP AND OVEN:**

**TYPE/CONDITION:** Electric combination unit present. Unit is functional at the time of the inspection.

**GARBAGE DISPOSAL:**

**CONDITION:** Unit is functional at the time of the inspection.

**DISHWASHER:****CONDITION:**

Unit is functional at the time of the inspection.

**VENTILATION:****TYPE AND CONDITION:**

External vented downdraft type unit is functional at the time of the inspection.

**OTHER BUILT-INS:****MICROWAVE:**

Unit is functional at the time of the inspection.

**INSTANT HOT WATER  
DISPENSER:**

None present.

**TRASH COMPACTOR:**

None present.

**CENTRAL VACUUM:**

Unit is functional at the time of the inspection.

**PLUMBING FIXTURES:****TYPE AND CONDITION:**

Sink and faucet appear acceptable at the time of the inspection.

**INTERIOR COMPONENTS:****COUNTERS AND  
CABINETS:**

Counter tops appear acceptable at the time of the inspection.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of the visible portions of flooring is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

**INTERIOR WALLS & CEILINGS:****MATERIAL & CONDITION:**

Drywall, Wall covering. Typical cracking noted at walls / ceiling.

**FLOORS:****TYPE & CONDITION:**

Tile. General condition appears acceptable at the time of the inspection.

**DOORS:****CONDITION:**

General condition appears acceptable at the time of the inspection.

**WINDOWS:****CONDITION:**

Unable to operate window, crank strikes window sill.



**SWITCHES & OUTLETS:**

**CONDITION:**

Recommend the installation of additional GFCI protection. Two prong outlets were noted. We suggest upgrading to a grounded type receptacle. Loose outlets noted. Secure as needed. Ceiling fan is loose. Ceiling fan lights inoperative, possibly due to bad bulbs.

**HEAT SOURCE:**

**CONDITION:**

See "Heating-Distribution" section.

**CLOSETS:**

**WALLS/CEILINGS/  
FLOORS:**

Not applicable.

**DOORS:**

Not applicable.

**SWITCHES & FIXTURES:**

Not applicable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

**LAUNDRY:**

**LOCATION:**

Basement.

**CONDITION:**

Recommend installing braided type washer hose. Recommend installing a GFCI type outlet.

**WASHER AND DRYER:**

**CLOTHES WASHER:**

Appears serviceable.

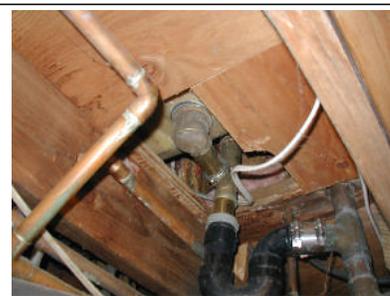
**CLOTHES DRYER:**

Electric, Appears serviceable.

**MISCELLANEOUS:**

**ADDITIONAL REMARKS:**

Leaking noted at bath #1 tub plumbing directly above clothes washer.



# BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub or shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

## LOCATION:

#1: Main floor, hall.

#2: Master bedroom.

#3: Main floor, rear.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of the visible portions of flooring is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

## INTERIOR WALLS & CEILINGS:

**MATERIAL & CONDITION:** Drywall, Wall covering. General condition appears acceptable at the time of the inspection.

## FLOORS:

**TYPE & CONDITION:** Tile. General condition appears acceptable at the time of the inspection.

## DOORS:

**CONDITION:** Bath #2: Adjust as needed for proper operation.

## WINDOWS:

**CONDITION:** None present.

## SWITCHES & OUTLETS:

**CONDITION:** Bath #1: Recommend the installation of GFCI protection. Two prong outlets were noted. We suggest upgrading to a grounded type receptacle.

## HEAT SOURCE:

**CONDITION:** See "Heating-Distribution" section.



**CLOSETS:****WALLS/CEILINGS/****FLOORS:**

Walls and ceilings appear acceptable.

**DOORS:**

Appear acceptable.

**SWITCHES & FIXTURES:**

Not applicable.

**COUNTERS AND CABINETS:****CONDITION:**

Bath #1: Countertops and cabinets are older with signs of wear.

**BATHROOM SINK/PLUMBING FIXTURES:****CONDITION:**

Bath #3: Sink faucet leaks at handle. A licensed plumber should be called to further evaluate and make repairs as needed.

**TOILET:****CONDITION:**

Bath #1: Flushing mechanism sticks. Bath #2: Loose toilet noted. Repair or replace as needed.

**TUB/SHOWER PLUMBING FIXTURES:****CONDITION:**

Bath #1: Tub plumbing joint leaking directly above laundry area. Bath #2: Leaking shower head. Unprofessional repair noted to shower fixture. Repair or replace as needed.

**TUB/SHOWER WALLS AND SURROUND:****CONDITION:**

Bath #2: Caulking or grouting is needed at interior and exterior to prevent water intrusion.

**VENTILATION:****CONDITION:**

Appears acceptable.

**MISCELLANEOUS:****ADDITIONAL REMARKS:**

\*\*\*NOTE: Wall tile and surrounds in the tub and shower areas must be caulked periodically to prevent leakage problems from occurring. \*\*\*NOTE: From time to time you will have to replace items such as, but not limited to, toilet flappers, faucet washers or cartridges and P-traps, as these items wear out over time.

## BEDROOMS

**LOCATION:****#1:**

Main floor, left.

**#2:**

Main floor, right.

**#3:**

MBR, Main floor, right, rear.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of the visible portions of flooring is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

**INTERIOR WALLS & CEILINGS:**

**MATERIAL & CONDITION:** Drywall, Wall covering. General condition appears acceptable at the time of the inspection.

**FLOORS:**

**TYPE & CONDITION:** Carpet, Wood. General condition appears acceptable at the time of the inspection.

**DOORS:**

**CONDITION:** General condition appears acceptable at the time of the inspection.

**WINDOWS:**

**CONDITION:** A representative sampling of windows was done. The windows as a grouping were generally operational.

**SWITCHES & OUTLETS:**

**CONDITION:** Loose outlets were noted. Secure as needed. Bedroom #1, #3: Some grounded type outlets did not appear to be properly grounded. Bedroom #2: Two prong outlets were noted. We suggest upgrading to a grounded type receptacle.

**HEAT SOURCE:**

**CONDITION:** See "Heating-Distribution" section.

**CLOSETS:**

**WALLS/CEILINGS/  
FLOORS:** Bedroom #2: Damage was noted. Bedroom #3: Blemishes noted.

**DOORS:** Appear acceptable.

**SWITCHES & FIXTURES:** Bedroom #3: Exposed bulb fixtures were noted. Recommend installing an enclosed fixture for safety.

**MISCELLANEOUS:**

**ADDITIONAL REMARKS:** \*\*\*NOTE: Acceptable ratings are based on considerations of the age of the house, typical building practices and expected wear.

## LIVING ROOM-DINING ROOM-FAMILY ROOM-DEN- ETC.

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. Where practical, your inspector will use a moisture meter to determine the status of visible stained areas. Cosmetic items such as paint, wallpaper and other finish treatments, including carpeting and window coverings, are not the subject of this inspection. Your inspector checks a representative number of doors and windows and a representative number of installed cabinets during his inspection of the building interior. No effort is made to move occupants personal belongings, furniture, rugs, plants or ceiling tiles during the inspection. The presence of these items often restricts viewing at interior areas.



**MAIN ROOMS**

|                         |   |
|-------------------------|---|
| <b>Living room:</b>     | Main floor.                                       |
| <b>Dining room:</b>     | Main floor.                                       |
| <b>Recreation room:</b> | Lower level.                                      |
| <b>Office:</b>          | Main floor.                                       |
| <b>Other:</b>           | Exercise room: Main floor    Sunroom: Main floor. |

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of the visible portions of flooring is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

**INTERIOR WALLS & CEILINGS:**

**MATERIAL & CONDITION:** Drywall, Wood, Mirrored. Dining room: Blemishes noted at wall near heat source. Family room: Wall covering peeling. Damage noted to walls. Missing ceiling tile noted. Moisture stains noted on ceiling tiles. Damage noted to carpeting. Living room: Damage was noted to walls. Office: Wall covering peeling. Sunroom: Recommend treating wood paneling.

**FLOORS:**

**TYPE & CONDITION:** Carpet, Tile, Wood. Exercise room: Stains were noted in carpeting. Living room: Damage noted to carpeting. Repair or replace as needed.

**DOORS:**

**CONDITION:** Exercise room: Torn screen noted. Office: Chipped and peeling door trim paint noted. \*\*\*NOTE: Houses built prior to 1978 may contain lead based paint. Lead paint is a health concern, especially among young children and pregnant women. For more information, call the National Lead Paint Information Center at 1-800-424-5323.

**WINDOWS:**

**CONDITION:** Exercise room: Cracked pane noted. Replace as needed. Office: Failed seals were noted. Replace glass panes as needed.

**SWITCHES & OUTLETS:**

**CONDITION:** Loose outlets were noted. Secure as needed. Some mystery switches were noted. Make inquiry with the seller as to their function. Dining room, dining room: Two prong outlets were noted. We suggest upgrading to a grounded type receptacle. Office, hallway: Some grounded type outlets did not appear to be properly grounded. Ceiling fan is loose. Ceiling fan light is inoperative, possible due to bad bulbs. Sunroom: Loose / inoperative switch noted.



**HEAT SOURCE:**

CONDITION:

See "Heating-Distribution" section.

**CLOSETS:**

WALLS/CEILINGS/  
FLOORS:

Walls and ceilings appear acceptable.

DOORS:

Appear acceptable.

SWITCHES & FIXTURES:

Not applicable.

**MISCELLANEOUS:**

ADDITIONAL REMARKS:

\*\*\*NOTE: Acceptable ratings are based on considerations for the age of the house, typical building practices, and expected wear.