

# *A Sound Home Inspection, LLC*

## Property Inspection Report



123 Your New Street, New City, NY 11101  
Inspection prepared for: Sam Pell  
Date of Inspection: 4/23/2015

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## About This Report

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call me after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any significant concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

A home inspection is a snap shot in time, therefore all conditions and components described for the property located at 123 Your New Street New City NY 11101 are at the time of the inspection.

**LIMITATIONS:** Home inspectors are not required to: move furniture, personal goods or equipment that may impede access or limit visibility. I am not required to evaluate or inspect the following: intercoms, security systems, fences, timers, backflow preventers, water conditioning equipment, cosmetic items, swimming pools, hot tubs, whirlpools, jacuzzis (and ancillary components), wells, cesspools, security, telephone, wiring circuit logic and switch locations, music and computer systems, central vacuum systems, water softeners, sprinkler systems, sheds, or other out-buildings, fire and safety equipment and the presence/absence of rodents, termites, or other insects. Design problems and adequacies are not within the scope of the inspection. The Inspector will not determine the operational capacity, quality or suitability for a particular use of the items inspected.

**NOT A WARRANTY.** The inspection and report are not intended to be a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. A Sound Home Inspection, LLC or their agent(s) is not an insurer of any inspected conditions.

The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home.

If you are concerned with mold further testing can be performed for additional fees.

Have the current owner provide any necessary certificate of occupancy documents for any extensions or additions to the house.

**Color Key** The following colors are used throughout this report to identify various issues. **BLACK = ACCEPTABLE CONDITION** and **FOR YOUR INFORMATION.** These are comments regarding systems or components that are performing their intended function and/or additional information

**BLUE = MAINTENANCE ISSUES.** These are issues which client should include in their home maintenance schedule.

**BROWN = DAMAGED** These are items/issues which will need to be repaired or replaced. Inspector recommends that all repairs or replacements be performed by qualified licensed professionals.

**RED = SIGNIFICANT CONCERN.** These are items/issues which, in my opinion, present a safety issue and/or significant damage. These issues may require additional evaluation by qualified licensed trade professionals.

**GREEN = GLOSSARY.** Key words will be have been highlighted for definitions or for additional

information.

**MAGENTA = NOT INSPECTED.** These are items/issues that for various reasons have not been tested or inspected accompanied by an explanation as to why the item/issue was not tested/inspected.

Many building materials may contain asbestos; the testing for the presence of asbestos exceeds the scope of this inspection. For more information regarding asbestos please refer to the USA-EPA website [www2.epa.gov/asbestos](http://www2.epa.gov/asbestos).

Thank you for using A SOUND HOME INSPECTION, LLC for your home inspection, I know that this is a very exciting time in your life and I am confident that this report will provide you with some necessary information to move forward with the purchase of your new home.

This report has been prepared in accordance with - **The New York State Standard of Practice and Code of Ethics for licensed Home Inspectors.**

([http://www.dos.ny.gov/licensing/homeinspect/hinspect\\_ethics.html](http://www.dos.ny.gov/licensing/homeinspect/hinspect_ethics.html))

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# Inspection Details

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## 1. Attendance

Client present  
Buyer Agent present  
Seller present  
Fully Participated

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## 2. House Type

Detached  
Single Family Home  
Wood Frame House

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## 3. House Details

For the purpose of this inspection the house faces South, (cardinal direction is used for this identification).

Component locations are described as if facing the front of the house

Electric on :Yes

Gas On : Yes (propane)

Water on :Yes

Water source : Public

Sewage disposal : Sewer

Weather Conditions : Sunny

Temperature : 40-50°

# Grounds

- Minor cracks in driveways, walkways, steps/stoops/ masonry porches and patios are considered normal wear and tear and will not be reported on. Monitor any minor cracks and apply an appropriate sealant to help prevent further deterioration of these areas.
- While performance of lot drainage and water handling systems may appear acceptable at the time of inspection, I cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- This inspection report does not include any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing.
- This home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items.

## MAINTENANCE TIPS:

### Vegetation;

1 - Vegetation around the house should be properly maintained and trimmed away from the house to avoid damage from overhanging tree limbs and abrasion from shrub. The root systems of large trees close to the house may cause damage to the house foundation, prompt attention to any damage help prevent further structural damage.

1.1- When landscaping keep shrubs, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

1.2- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, this will help minimize debris filling the gutter & will help prevent prolonged dampness of the roof shingles.

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## 1. Driveway

Driveway Material : Asphalt

- Condition - Acceptable at the time of the inspection

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## 2. Walkway

Sidewalk Material: Brick

- Condition - Acceptable at the time of the inspection

Walkway stairs: Concrete

Condition - Damage - see note

- This stairway had moderate surface deterioration (C).



Uneven walking surface

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### 3. Front Porch

Front Porch Type: Concrete

- Condition - Acceptable at the time of the inspection
- The porch roof material is the same as main structure.  
Porch Roof Support: Wood columns
- Condition - Acceptable at the time of the inspection
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### 4. Patio

Patio Material : Concrete

- Condition - Acceptable at the time of the inspection
- 

### 5. Grading

- The grading on the lot is flat and away from the house.
  - **\*\*While performance of lot drainage and water handling systems may appear acceptable at the time of inspection, I cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.**
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### 6. Vegetation

- There were trees and shrubs on the lot
  - **MAINTENANCE TIP: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.**
- 

### 7. Fence

Fence: Wood (Stockade)

Fence: Vinyl

- Condition - Acceptable at the time of the inspection
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### 8. Irrigation System





Sprinkler timer



Sprinkler valves

## Exterior Areas

- Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and nonresidents falling inside them.
- Due to the various defects that are common with window screens their condition will not be commented on. Promptly repair window screens to prevent pests from entering the structure.
- All repairs should be performed by qualified professionals.
- The material descriptions are based on the predominant exterior components and are provided for general informational purposes only.
- Determining the efficiency of insulated windows exceeds the scope of this inspection.
- The condition of window screens are not inspected or commented on due to the frequency and various defects that can occur with screens.
- The presence or condition of window accessories such as shutters, locks, decorative items and/or other attachments are excluded from this report.

### • MAINTENANCE TIPS

#### 1 - Windows and Doors

Proper maintenance of the exterior of the house will prolong the life expectancy of the exposed house components, Visual examination of the house window and door trim and sealants should be included in an annual maintenance review.

#### 2 - Roof Drainage System

Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.

### 1. Exterior

House Exterior Finish: • Vinyl Siding • Condition - Mostly acceptable- see photo  
Window and Door Trim ; • Aluminum • Condition - Acceptable at the time of the inspection  
• The siding covering exterior walls had areas of minor damage, which should be repaired to prevent moisture intrusion of the wall assembly.



Damaged siding

### 2. Window Exterior

- Windows Exterior - Mostly acceptable- see note
- There were window screens missing from several locations on the structure. Ask the current owner if the screen frames can be located.
- There was broken glass on the first floor, right side of the house





Broken glass

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### 3. Exterior Doors

Materials: #1 - Front Door: Metal Entry Door with a Full Glass Storm Door

- Condition - Acceptable at the time of the inspection

#2 & 3 - Deck Door: Sliding Doors

- Condition - Acceptable at the time of the inspection

Materials: Door Bell : None

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### 4. Exterior Electric

#1 Front exterior light fixture .

- Condition - Acceptable at the time of the inspection

#2 Back side exterior light fixture .

- Condition - Damage - see note

#3 Garage exterior light fixture.

- Condition - Acceptable at the time of the inspection

Exterior **Receptacle** Location: Rear of the house.

- Condition - Acceptable at the time of the inspection

- Light #2 : Light fixtures mounted on the exterior of the house were missing and needed reinstallation . Some light fixtures had energized electrical components exposed to touch. This condition is a shock/electrocution hazard .



Missing light fixture

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## 5. Hose Bib

#1 Hose Bib Location: Front of the house.

- Condition - Damage - see note

#2 Hose Bib Location: Rear of the house.

- Condition - See Note

- Hose Bib #2 ; The water hose bibs was not frost proof and will need to be winterized before weather turns below 32° as pipe damage can occur.

- Hose Bib #1: The hose bib at the front of the house was frost free, however it is still recommended that the water supply to this hose bib be turned off during the winter months. The hose bib was not properly attached to the house, this may allow for pest and/or water intrusion into the underlying house structure.



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## 6. Propane Tank

Propane Tank Location: Left side of house

Condition - Acceptable at the time of the inspection

# Roof

## 1. Roof Condition

Roof Observation Method: • From the ground with binoculars • With Spectroscope and WIFI camera

Roof Material : • Asphalt Shingles • Rolled Roofing Material

• Condition - Acceptable at the time of the inspection

## 2. Eaves

Materials: Soffits: Aluminum

Fascia : Wood

• The fascia on the eaves of the house were exhibiting signs of moderate deterioration due to deferred maintenance. Painting or covering the fascia with an appropriate material will prolong the life of the fascia.

Recommendation: Have a qualified contractor perform any necessary repair to the fascia boards on the eaves.



Roof Eaves

## 3. Chimney Condition

Chimney Type: Metal vent

Location: Center of the roof.

- Condition - Damage - see note
- Rust and corrosion at top exterior chimney flue pipe at roof. Repair as needed.



#### 4. Flue and Cap Condition

Chimney Crown: Metal

Chimney Flue: Metal Vent

Chimney Rain Cap: Metal

- Condition - Acceptable at the time of the inspection

#### 5. Roof Drainage System

- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

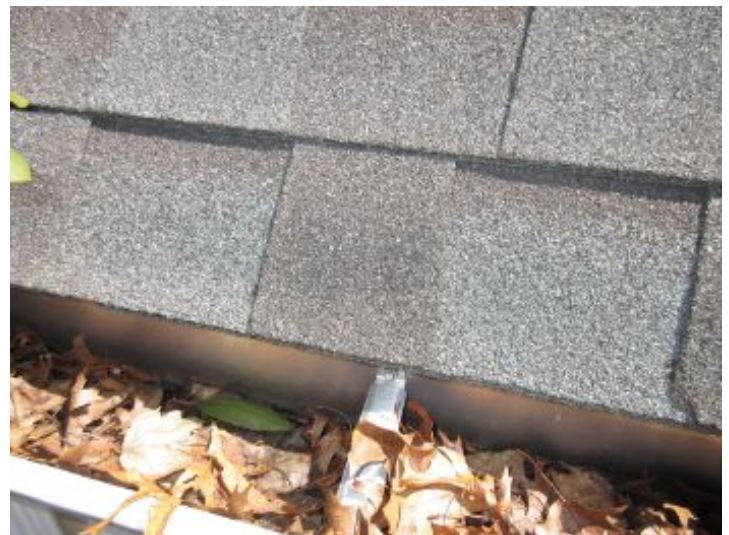
Roof Drainage System: Aluminum

• **Maintenance Tip:** Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.

- FYI - Extensions / Splash blocks were missing or insufficient, installing extensions/splash blocks will assist in diverting water away from the foundation.



Install splash blocks





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## 6. Roof Ventilation

Roof Ventilation: Soffit and Gable Ends vents

- Condition - Acceptable at the time of the inspection
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## 7. Vents and Hood Penetrations

Plumbing Vent: Copper

Appliance Hood: Bathroom Exhaust Hood

- Condition - Acceptable at the time of the inspection

Satellite Dish - See note

- Satellite dishes that penetrate the roof should be monitored to ensure that they are securely attached to the roof and that the attachment points are sealed with an appropriate sealant.



Roof Vents and Hood Penetrations



Satellite Dish

# Electrical

- A wide variety of electrical systems have been installed over the years and electrical systems have been affected by the following.

Code requirements which existed at the time the home was built or additional electrical work as performed.

Original construction budget.

Change made over the years.

The abilities and inclinations of the system designer and installers.

Home inspectors are generalist, and although familiarity with electrical systems is a fundamental part of home inspections, inspectors are not electricians and will not be familiar with all electrical systems and components installed over the years.

Electrical standards and codes have evolved over the years and home electrical systems and their components are required to comply with codes which were in effect at the time the home was built or the additional work was performed.

A home inspectors concern with electrical systems is not code compliance but the degree to which the installed systems safely provide for the electrical requirements for the home. The Inspectors concern will be to commenting on safety and system defects, not code violations. Some conditions commented upon may not be code violations and some code violations may not be commented on. If in the opinion of the Inspector, the installed electrical system or any of its components is failing to safely provide for the electrical requirements for the home, the Inspector will recommend evaluation and/or correction by a qualified licensed electrician.

- Have a qualified licensed electrician perform all necessary corrections or repairs to the electrical system.

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## 1. Service Entrance Type

Electric Service Type: Overhead Drop.

Location: Rear of the house.

- Condition - Acceptable at the time of the inspection

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## 2. Meter



Meter



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### 3. Electrical Panel

- The inspection of the electric service panel includes the panel rating and condition, the main service disconnect, the cable type and their connections, circuit breakers, wire condition and the ground.

Main Panel Location: 2nd floor hallway

Manufacturer: Murray

Panel Rating: 120-240 volts  
200 amps

- Condition - Acceptable at the time of the inspection

Is the electric service panel bonded ? Yes

Main Disconnect: 200 amp

- Acceptable condition.



Distribution Panel

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### 4. Branch Wiring

Cable Sheathing Type: **Nonmetallic Sheathed** Cable.

- Condition - Acceptable at the time of the inspection

Wire Type : Copper .

- Condition - Acceptable at the time of the inspection

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### 5. Circuit Breakers



Main Breaker

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## 6. Ground

Electric Service Ground: Plumbing ground only

Location: First floor utility (boiler) room

- Condition - Acceptable at the time of the inspection



Plumbing ground

# Boiler Heat

- The heating system will be tested using the thermostat only if the temperature allows for the heating system to respond to the thermostats call for heat.
  - Prior to the heating season have a qualified HVAC technician preform necessary maintenance to ensure the proper operation of the heating system. Have the technician demonstrate any maintenance that must be performed on a regular basis.
  - **\*\*SAFETY INFORMATION:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
  - The comments on the heating system reflect the systems and components that were visibly accessible at the time of the inspection. The heat exchanger is a concealed component of the heating system and its inspection would exceed the scope of this home inspection, its condition is excluded for this report.
  - All repairs should be performed by qualified professionals.
  - The heating system components include the visible exterior and interior condition of the boiler, electrical components, TPR valve and pipe, air vent, water level gauges, water feeds, condensate drains, expansion tank\*, circulation pumps\*, fuel supply pipes and low water cutoff\*\*.
- \* Hot water system.  
\*\* Steam system.
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## 1. Thermostat

Zone #1 1st Floor  
Zone #2 2nd floor

FYI - Programmable thermostat(s) controlled the heating system. Programming the thermostat to raise and lower home temperatures at key times can reduce heating costs



2nd Floor Thermostat



First floor thermostat

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## 2. Heating System Information

Manufacturer: Weil-McLain

Boiler Location : Hallway

Approximate Age : 23 years

Fuel Type ; Oil

There was buried oil fuel tank at the front of the house - See Note

Hot water was produced by a coil in the boiler. The temperature of the hot water can be controlled by the mixing valve located between the cold water supply feed and the hot water supply for the house.

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## 3. Flue and Damper

Flue Pipe: Metal single wall vent pipe.

- Condition - Mostly acceptable- see note
- Corrosion visible at the base of the heating system exhaust flue indicated the presence of excessive amounts of moisture, typically related to condensation formed by improper exhaust flue conditions.

This condition may result in premature failure of furnace components.

Recommendation: You should have a qualified HVAC contractor evaluate and perform any necessary corrections or repairs to heating system to ensure safe and efficient operating conditions exist. (SEE **COMBUSTION AIR** NOTE)



Boiler Flue Pipe

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## 4. Fuel Supply



Oil fill

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### 5. Combustion Air Adequacy

- FYI - **Combustion Air**: Enclosed utility/furnace rooms with fuel burning appliances must be provided with two permanent openings to adjacent spaces: one within 12 inches from the top and one within 12 inches from the bottom of the adjoining wall. The openings are not required if a louver door to the furnace room is provided. Each opening must have a minimum free space area equal to 1 square inch per 1,000 BTU rating of all appliances in the room--but not less than 100 sq. inches. The room must be at least 50 cubic feet per 1,000 BTU for no requirement.

# Plumbing

- Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.
  - Water supply shutoff valves are not tested, this exceeds the scope of this home inspection.
  - Buried water supply and waste water removal pipes (sewer/cesspool), overtime, will deteriorate causing leaks and waste water stoppages. It exceeds the scope of this inspection to determine the condition of the buried components of the water distribution system.
  - The systems and components of the plumbing include the visible condition of the water supply pipes and valves, main drain and waste water pipes.
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## 1. Water Main Service

Main Water Shutoff Location: Centerside of the house in the utility closet on the first floor..

Main Water Shutoff Valve Type: Rotary valves

Water Supply Pipe Type(s): Copper

DWV Pipe Type(s): PVC

House Trap Location: Front side of the basement.

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## 2. Water Supply

- There was a pipe under the boiler burner that was exhibiting signs of moderate/severe deterioration and oxidation.
- Recommendation have a qualified plumber provide you with cost estimates for any necessary repairs to the water supply and/or heating system pipe located under the boiler burner assembly.



Pipe deterioration

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## 3. DWV Pipe





# Laundry

- Within the laundry area/room the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items and permanent appliances in the laundry area/room may prevent the inspector from viewing all areas of the laundry.
  - Operating the washer and dryer exceeds the scope of this inspection, these appliances were not tested for their proper function and their reliability is not known.
  - All repairs should be performed by qualified professionals.
  - The common interior room systems and components include the doors, floors, walls, windows, closets, ceilings, electrical components, HVAC and smoke detectors.
  - The electric components include the switches, receptacles, light fixtures and GFCI/AFCI receptacles.
  - The laundry area/room systems and components include plumbing fixtures, ventilation, cabinets and counter tops, permanent appliances, doors, floors, walls, windows, closets, ceilings, electrical components and HVAC.
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## 1. Laundry

Laundry Room Location: 2nd floor closet.

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

- Door: Bi-fold Doors - Damage - see note.
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## 2. Washer Connections & Drain

Washer Manufacturer: Kenmore

Washer Model Number: 110 20702 990

Washer Serial Number: CK 1467134

- The clothes washing machine and its connections appeared to be in acceptable condition. The clothes washing machine is not tested. Testing of portable appliances lies beyond the scope of this inspection.

- FYI - The washing machine was connected to the water supply using rubber hoses, over time these hoses weaken and can burst.

Recommendation: Replace these rubber hoses with braided stainless steel hoses.

- FYI - Due to the location of the laundry on the second floor I recommend the installation of an automatic water shutoff on the washing machine water supplies.



Laundry Washer Connections & Drain

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### 3. Dryer

Dryer Manufacturer: General Electric

Dryer Model Number; DPSB613ED1WW

Dryer Serial Number: LG713863A

Dryer Power; 240 Volt Electric

- Condition - Acceptable at the time of the inspection
  - FYI - The clothes dryer is not tested. Testing of portable appliances lies beyond the scope of this inspection.
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### 4. Dryer Vent

- Acceptable condition.



Laundry Dryer Vent

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### 5. Door

- The door to this room was missing the top guide pin and was cracked.



Missing post



# Kitchen

- Within the kitchen the inspector is performing a visual inspection and will report visible damage, and moisture problems if seen. Personal items and permanent appliances in the kitchen may prevent the inspector from viewing all areas of the kitchen.
  - Items stored in the kitchen cabinets limits the full inspection of the cabinets and plumbing contain there in. Stored personal items are not removed from the cabinets (see limitations). Every effort had been made to examine these components, however, stored personal items may conceal damage.
  - All repairs should be performed by qualified professionals.
  - The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included.
  - The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded
  - The inspection of or determining the function of portable appliances or accessories such as washers, dryer, refrigerator, ice makers and microwaves exceeds the scope of this inspection and are excluded from this report.
  - The electric components include the switches, receptacles, light fixtures and GFCI/AFCI receptacles.
  - The kitchen systems and components include plumbing fixtures, ventilation cabinets and counter tops, permanent appliances, doors, floors, walls, windows, closets, ceilings, electrical components and HVAC
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## 1. Kitchen

Kitchen Location: First Floor

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

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## 2. GFCI Receptacles

- Ground Fault Circuit Interrupter (**GFCI**) electrical **receptacles** responded acceptably to the tester in this room.
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## 3. Refrigerator

Manufacturer: General Electric

- The refrigerator had missing drawers.



Refrigerator

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#### 4. Dishwasher

Manufacturer: General Electric

- Condition - Acceptable at the time of the inspection

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#### 5. Vent

Exterior Vented

- Condition - Acceptable at the time of the inspection

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#### 6. Stove

Manufacturer: General Electric

Stove : Gas

- This unit was tested and appeared to be in acceptable condition at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.



Kitchen Stove

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#### 7. Counter Top

Counter Top: Granite

- Condition - Acceptable at the time of the inspection

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**8. Cabinet**

Cabinets : Wood

- Condition - Acceptable at the time of the inspection
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**9. Kitchen Sink Information**

Kitchen Faucet: Single lever with through the deck spray.

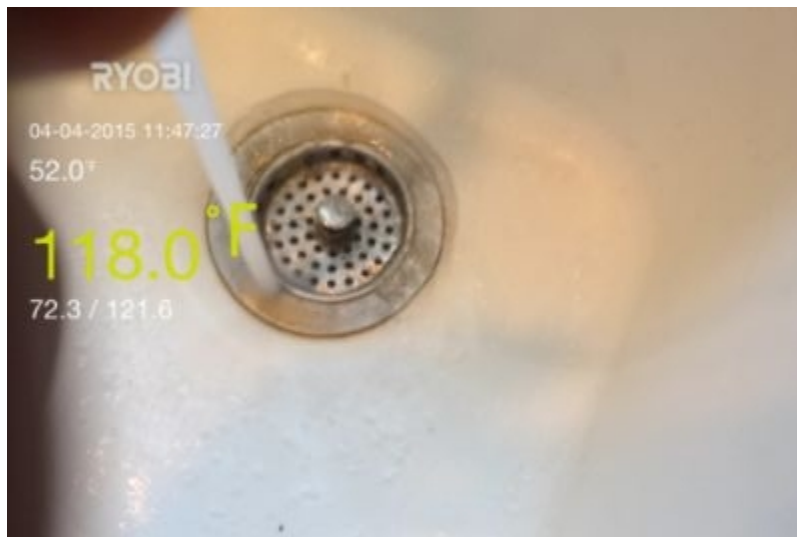
Kitchen Sink: Porcelain - surface mount

Water Valve Type: Rotary valves

Water Supply Pipes: Braided Stainless Steel

Sink Traps and Drain: **PVC** and Brass/Chrome

- Kitchen Sink Components - Acceptable at the time of the inspection.
- 

**10. Faucet**

Water temperture



# Bathroom

- Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. Inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.
  - Bathrooms are high-use areas containing many components subject to ongoing wear and periodic malfunction, particularly plumbing fixtures and other components associated with the plumbing system. It is impossible to predict when a malfunction of the plumbing components will occur, your prompt attention to having any necessary repairs performed by a qualified contractor will help to limit damage to your home.
  - Items stored in bathroom cabinets limits the full inspection of the cabinets and plumbing contain there in. Stored personal items are not removed from the cabinets (see limitations). Every effort had been made to examine these components, however, stored personal items may conceal damage.
  - Water flow and drainage evaluations are limited to a visual assessment of functional water flow. • This home inspection does not include evaluation of ancillary items such as saunas or steam baths.
  - All repairs should be performed by qualified professionals.
  - The electric components include the switches, receptacles, light fixtures and GFCI/AFCI receptacles.
  - The bathroom systems and components include the visible plumbing and fixtures, ventilation, cabinets, tub and/or shower enclosures, and these common house systems and components: doors, floors, walls, windows, closets, ceilings, electrical components, and HVAC.
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## 1. Bathroom Location

### #1 Main Floor Bathroom

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

### 2nd Floor Bathroom

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

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## 2. GFCI Receptacles

- Bathroom #1: Ground Fault Circuit Interrupter (GFCI) electrical receptacles responded acceptably to the tester in this room.
- Bathroom #2: Ground Fault Circuit Interrupter (GFCI) electrical receptacles responded acceptably to the tester in this room.



GFCI test

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### 3. Bathroom Sink

- The bathroom sink components include the faucet, sink, water supply pipes, supply valves and the sink drain (pedestal base were installed)

- Bathroom #1

Bathroom Sink: Molded Single Bowl.

Bathroom Faucet: Double handle - .

Water Valve Type: Rotary valves .

Sink Traps and Drain: **PVC** and Brass/Chrome.

Water Supply Pipes: Braided Stainless Steel.

- Bathroom Sink Component Condition - Acceptable at the time of the inspection

- Bathroom #2

Bathroom Sink: Molded Single Bowl.

Bathroom Faucet: Double handle - .

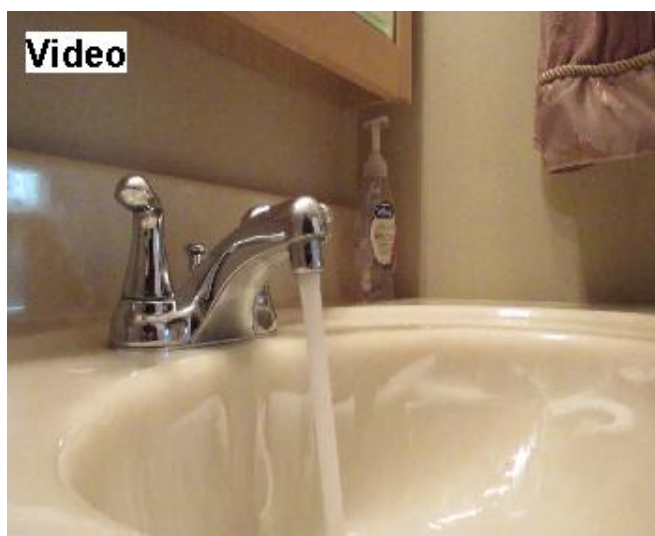
Water Valve Type: Rotary valves .

Sink Traps and Drain: Brass/Chrome.

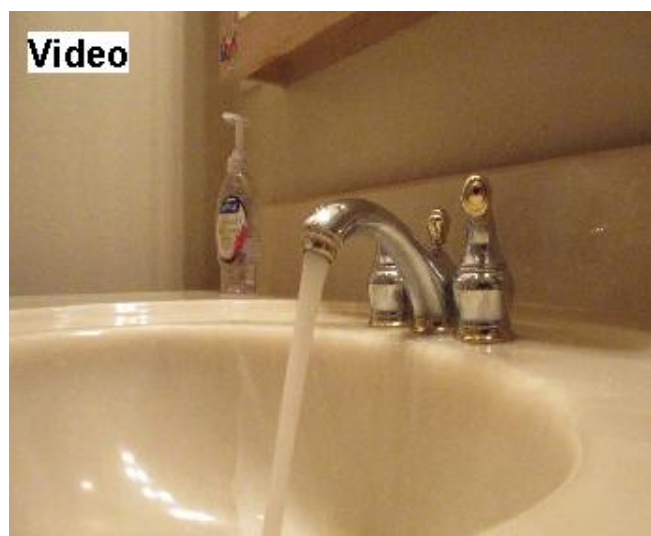
Water Supply Pipes: Braided Stainless Steel.

- Bathroom Sink Component Condition - Acceptable at the time of the inspection
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### 4. Sink Faucet



Bathroom #1 no pressure loss when toilet is flushed



Bathroom #2 No pressure loss when toilet is flushed

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### 5. Trap & Drain

- Bathroom #2 : The sink in this room was missing the pop up (stopper). A pop up or strainer should be installed to help prevent small objects from falling into the drain and causing a clog.
- 

### 6. Cabinet

Bathroom #1 Vanity: Wood.

- Condition - Acceptable at the time of the inspection

Bathroom #2 Vanity : Wood .

- Condition - Acceptable at the time of the inspection

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## 7. Exhaust Fan 2

Bathroom #1 : - Acceptable at the time of the inspection.

Bathroom #2 : - Damage - see note.

- #2 : The bathroom exhaust fan appeared to be inoperable at the time of the inspection.



Bathroom #2 fan

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## 8. Medicine Cabinet

Bathroom #1: Medicine Cabinet.

Bathroom #2 : Medicine Cabinets.

- Condition - Acceptable at the time of the inspection

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## 9. Tub and Walls

Bathroom #1 Bath Tub

- Condition - Acceptable at the time of the inspection

Bathroom #2 Whirlpool

- Condition - Acceptable at the time of the inspection

Materials: Bathroom #1 Tub Enclosure: Ceramic Tile

Bathroom #2 Tub Enclosure: Ceramic Tile

- Condition - Acceptable at the time of the inspection

• Bathroom #2 The whirlpool was not operated during this inspection, the tub faucet handle was loose and detached from the faucet body at the time of the inspection.

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## 10. Faucet and Drain

Bathroom #1 Tub Faucet: Double Handle with Center Diverter

- Condition - Acceptable at the time of the inspection

Bathroom #2 Tub Faucet: Single Lever with Spout Diverter

- Condition - Damage - see note

• The tub/ shower faucet had a broken handle.



Bathroom #2 Tub faucet handle

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## 11. Toilet

Bathroom #1 Toilet .

Bathroom #2 Toilet .

- Condition - Acceptable at the time of the inspection

## Interior Areas and Rooms

- Common Rooms consist of living rooms , dining rooms, hallways, foyer, and other open areas, that are shared by the members of the household. Within these areas the inspector is performing a visual inspection and will report visible damage and moisture problems if seen. Minor cracks and peeling paint are considered routine maintenance issues and will not be reported on.
- Personal items in the structure may prevent the inspector from viewing all areas on the interior.
- Testing for mold or other hazardous material exceeds the scope of this inspection.
- In older homes some building materials maybe asbestos containing. Examples of possible asbestos containing material maybe older 9"X9" composite floor tile (non-friable) or pipe insulation (friable) . Testing the material is the only definitive way to determine if any building material contains asbestos, it exceeds the scope of this inspection to test for asbestos containing material.
- If your home was built before 1978, there is a good chance it has lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint, but some states banned it even earlier. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning (from EPA website).

Testing for lead exceeds the scope of this inspection. If you are concerned about lead in the home please schedule a lead analysis with an EPA Certified Lead Remediation Specialist.

To learn more about lead in the home visit:

<http://www2.epa.gov/lead>

To learn more about asbestos in the home visit ; <http://www.epa.gov/asbestos/pubs/insulation.html>

- A representative number of windows are operated and a representative number of wall switches and receptacles are tested.
- All repairs should be performed by qualified professionals.
- The electric components include the switches, receptacles, light fixtures and GFCI/AFCI receptacles. A representative number of switches and receptacles are tested and operated during this home inspection.
- The common interior room systems and components include the doors, floors, walls, windows, closets, ceilings, electrical components, HVAC and smoke detectors

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### 1. Room Components

The following components were identified in the living areas, bedrooms and hallways of the house. Information regarding unique components (windows, closets, stair ways, etc.) have been described were applicable.

Doors: • Hollow Wood Door • Bi-fold Doors • Pocket Door

Floors: • Carpet • Hardwood • Ceramic Tile

Walls: • Painted Drywall/Plaster

• Windows: see window section for window description

Ceiling: • Painted surface

Electric Components: • Wall Switches • 3 Prong **Receptacles** • Ceiling Light Fixtures

HVAC: • Baseboard - Hot Water

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## 2. Interior Areas and Rooms

### #1 - 1st Floor Hallway

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

- Entry Door: Metal Entry Door - Acceptable at the time of the inspection .

### #2 - Living Room

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

- Entry Door: Sliding Doors - Acceptable at the time of the inspection .

### #3 - Den/Family Room

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

### #4 - Dining Room

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

- Entry Door: Sliding Doors - Acceptable at the time of the inspection .

### #5 - Play room

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

- Condition - Damage - see note

### #6 - 2nd Floor Hallway

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

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## 3. Carpet

- Room #3 , 5 & 6: The condition of the flooring under the carpet is not known, it exceeds the scoped of a home inspection to remove or lift carpeting to exam the covered floor as this would damage the carpet.

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## 4. Windows

Window Type: Vinyl framed • Window Type: Wood framed • Double Hung • Double Pane Thermal

• Not all windows are tested for proper operation, a representative number of windows have been tested. The following conditions have been identified.

- Room #3: One or more windows in this room had broken glass.

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## 5. Closets

• [Mostly OK]Most of the closets throughout the house appeared to be in acceptable condition, notable exceptions have been identified.

- Room #5 : The closet door in this room was missing.





Room # 5

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## 6. Smoke Detectors

- Smoke detectors were present. Smoke Detectors are not tested for proper function.
  - **MAINTENANCE:** Check smoke and co detectors monthly to insure proper function. Replace the batteries twice a year when you adjust your clocks for day light savings time.
  - **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
  - CO detectors should be located outside the utility room where the boiler is located.
  - FYI - Additional smoke detector and carbon monoxide information.  
<http://www.asoundhomeinspection.com/content/smoke-and-co-detectors>
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## 7. Receptacles



Interior Areas and Rooms Receptacles

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## 8. Stairs

Staircase: Wood

Condition: - Acceptable at the time of the inspection

Handrail: Wood

Condition: - Acceptable at the time of the inspection

# Bedrooms

- Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.
- Minor defects in the walls and ceilings (cracks, peeling wallpaper, peeling paint) are considered normal wear and tear and will not be reported.
- A representative number of windows are operated and a representative number of wall switches and receptacles are tested.
- The electric components include the switches, receptacles, light fixtures and GFCI/AFCI receptacles.
- The common bedroom systems and components include doors, floors, walls, windows, closets, ceilings, electrical components, HVAC, and smoke detectors.

## SMOKE DETECTORS

Although homes are only required to comply with building codes regulating smoke detector placement which were in effect at the time house was originally constructed or underwent major renovation, for safety reasons have additional smoke detectors installed.

- Additional smoke detector and carbon monoxide information.

<http://www.asoundhomeinspection.com/content/smoke-and-co-detectors>

- **MAINTENANCE:** Check smoke and co detectors monthly to insure proper function. Replace the batteries twice a year when you adjust your clocks for day light savings time.
- 

## 1. Bedrooms

### #1 - Master Bedroom 2nd Floor

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

### #2 - 2nd Floor Bedroom, West side of the house.

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

### #3 - 2nd Floor Bedroom, South (center) side of the house.

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

### #4 - 2nd Floor Bedroom, North (center) side of the house.

The common systems and components in this room were in acceptable condition at the time of the inspection unless specifically noted below.

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## 2. Carpet

- The condition of the flooring under the carpet is not known, it exceeds the scope of a home inspection to remove or lift carpeting to exam the covered floor as this would damage the carpet.
- 

## 3. Smoke Detectors

- **MAINTENANCE:** Check smoke and co detectors monthly to insure proper function. Replace the batteries twice a year when you adjust your clocks for day light savings time.
- Room #1: Smoke detectors were present. Smoke Detectors are not tested for proper function.
- Room #2: No smoke detectors were provided in this room at the time of the inspection
- Room #3: Smoke detectors were present. Smoke Detectors are not tested for proper function.
- Room #4: Smoke detectors were present. Smoke Detectors are not tested for proper function.

# Fireplace

**Introduction** This inspection was performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys.

•All repairs should be performed by qualified professionals.

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## 1. Fireplace Information

Fireplace Location: Living room

Fireplace Type Prefabricated Fuel : Wood Burning

Hearth - Significant concern - see note

Throat mounted damper - Not Inspected - see note

Smoke Chamber - Acceptable at the time of the inspection

Flue - Acceptable at the time of the inspection

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## 2. Hearth

- There was no hearth installed at the fireplace. A non flammable hearth should be installed at the fireplace to prevent hot ashes from falling onto and igniting the wood floor.



No Hearth

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## 3. Damper



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#### 4. Smoke Chamber

- FYI - The wood burning fireplace lacked an adequate ember barrier. This condition is a potential fire hazard as it may allow hot embers to be deposited on the combustible floor covering material. Recommendation: You should install a means for containing fireplace embers such as a fire resistant glass.

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#### 5. Fireplace Safety Tips

FYI - Level II inspection—The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).

##### Safely Burn Fuels

- Never use flammable liquids to start a fire.
- Use only seasoned hardwood. Soft, moist wood accelerates creosote buildup. In pellet stoves, burn only dry, seasoned wood pellets.
- Build small fires that burn completely and produce less smoke.
- Never burn cardboard boxes, trash or debris in your fireplace or wood stove.
- When building a fire, place logs at the rear of the fireplace on an adequate supporting grate.
- Never leave a fire in the fireplace unattended. Extinguish the fire before going to bed or leaving the house.
- Allow ashes to cool before disposing of them. Place ashes in a tightly covered metal container and keep the ash container at least 10 feet away from your home and any other nearby buildings. Never empty the ash directly into a trash can. Douse and saturate the ashes with water.

# Pool

- All entry doors from the house have to have audible alarms installed.
  - Fence that surround the yard are not permitted to be climbable.
  - All gate leading to and from the yard must be self closing and alarmed. If the alarms are battery operated test them regularly to ensure the battery is still providing power to the alarm.
  - Due to varying weather conditions and other environmental factors water chemical calculations and testing are not performed. Water testing exceeds the scope of this inspection.
  - Additional safety equipment that should be installed in or near the pool.
    - 1 - A pool safety buoy - This device sounds an audible alarm if someone enters the pool.
    - 2 - Ring buoys and reaching poles
    - 3 - Post emergency phone numbers near the pool
  - Never leave small children unsupervised—even for a few seconds. And never leave toys or floats in the pool when not in use as they may prove to be a deadly temptation for toddlers trying to reach them who might then fall into the pool.
  - For more information about pool safety please visit:  
<http://www.asoundhomeinspection.com/content/safety-guidelines-home-pool>
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## 1. Structure Condition

Above Ground

gunite

Vinyl

- Condition - Acceptable at the time of the inspection
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## 2. Deck Condition

Wood Deck with wood handrails and guardrails.

- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a good-quality deck sealant.
  - **Clean and Seal Deck:** Recommend cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew. • **Stairway handrail was loose and should be evaluated for repair or replacement.**
  - **Deck support components were embedded in concrete. The deck components embedded in concrete will eventually decay, fail and need repair or replacement.**
- RECOMMENDATION:** You should have a qualified contractor evaluate and perform any necessary repairs or replacement to effected deck components.

- **The deck was relaying on the pool wall braces and pool edge for support. To avoid potential deck and pool collapse addition footing and deck posts should be installed for added deck support.**
- **The gate at the pool deck should be self closing and alarmed for safety reasons**





Pool deck gate



Post and footing



Addition support needed

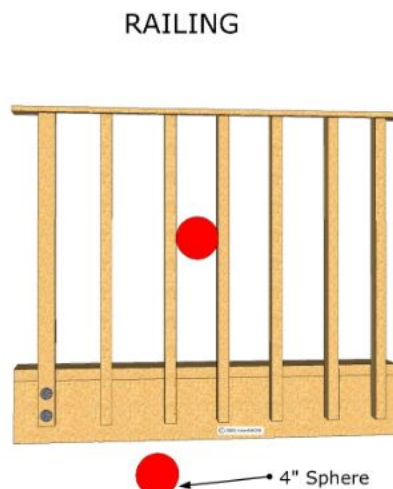
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### 3. Gate & Fence Condition

- The gate did not self latch or alarmed.



Pool balluster spacing



Balluster Spacing

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#### 4. Filter

- The pool filter was disconnected and winterized at the time of the inspection.

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#### 5. Water Condition

- The pool was winterized, water had been removed and a cover was in place.  
Recommendation: Have a qualified pool service open the pool and check for liner leaks.

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#### 6. Electrical

- The pool filter electric was supplied with Extension cords.  
Recommendation: have a qualified licensed electrician install permanent **GFCI** protected electric supply to the pool filter.



Extension cord

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#### 7. GFCI

- The **GFCI** **receptacle** at the pool exhibited signs of a short circuit. This **receptacle** should be protected with an all weather cover to prevent electric shock hazard.



Damaged pool side GFCI

## Glossary

Term	Definition
Combustion Air	<p>The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.</p> <p>Combustion Air: Enclosed utility/furnace rooms with fuel burning appliances must be provided with two permanent openings to adjacent spaces: one within 12 inches from the top and one within 12 inches from the bottom of the adjoining wall. The openings are not required if a louvered door to the furnace room is provided.</p> <p>Each opening must have a minimum free space area equal to 1 square inch per 1,000 BTU rating of all appliances in the room--but not less than 100 sq. inches.</p> <p>The room must be at least 50 cubic feet per 1,000 BTU for no requirement.</p>
DWV	<p>In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.</p>
GFCI	<p>A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.</p>
Nonmetallic Sheathed	<p>Nonmetal Sheathed cable is any electrical distribution cable that is sheathed in a nonconductive outer protective sheath, this may include older cloth type sheathing and newer plastic sheathed cable.</p>
PVC	<p>Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.</p>
Receptacle	<p>Commonly referred to as an electric outlet.</p>