



# A Sound Home Inspection

Kevin p Etherson Sr  
NYS License # 16000057832

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 123 Any St  
City Yourtown State NY Zip 10000  
Contact Name My Realtor  
Phone (555)555-5550  
Fax (555)555-5552

### Client Information

Client Name My Most Important Client - You  
Client Address 123 Your Ave  
City Yournewtown State NY Zip 1111  
Phone (555)555-5553  
Fax (555)555-5554  
E-Mail your\_email.com

### Inspection Company

Inspector Name Kevin Etherson  
Company Name A Sound Home Inspection  
Address P.O. Box 1511  
City Mineola State New York Zip 11501  
Phone (516)246-9429  
Fax (516)246-9430  
E-Mail kevin@asoundhomeinspection.com  
File Number Sample  
Amount Received The best price

### Conditions

Others Present Seller, Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 90 years Entrance Faces West  
Inspection Date 9/26/2013  
Start Time 12:00PM End Time 3:00 PM  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes



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## General Information (Continued)

Temperature 75 degrees  
Weather Sunny Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Detached  
Sewage Disposal City How Verified Visual Inspection  
Water Source City How Verified Visual Inspection  
Additions/Modifications N/A  
Permits Obtained N/A How Verified Owner

## Lots and Grounds

Marginal Driveway: Asphalt, with cobblestone edging The surface of the asphalt driveways was cracked and ruts were present at the time of the inspection. The cobblestone edging was displaced and should be repaired.



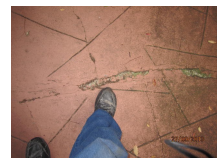
Acceptable Walks: Concrete, Paver



Acceptable, Marginal Steps/Stoops: Concrete common cracks were present some spalling at the top riser needs repair

Acceptable Porch: Concrete

Acceptable Patio: Concrete there is a crack in the patio that has been patched monitoring is recommended



Marginal Grading: Flat The property lot is uneven.

Marginal Vegetation: Trees Tree limbs over hang the roof and should be cut back



Marginal Window Wells: The basement windows are at grade level I recommend that

## Lots and Grounds (Continued)

### Window Wells: (continued)

dry wells and grates be installed to provide proper drainage at the windows.

Marginal Fences: Chain link, Wood Heavy rust, The stockade fence is deteriorating and should be replaced for privacy from the neighboring apartment building



## Exterior

### Northeast Exterior Surface

Marginal Type: Aluminum siding At the time of the inspection there appeared to be some damage to the siding on the second floor east side of the house and on the first floor N side of the house. The bottom course of siding is loose I recommend that you start a budget to replace the siding.

Acceptable Trim: Aluminum The fascia appears to be in satisfactory condition at the time of the inspection

Acceptable Fascia: Aluminum The fascia appears to be in satisfactory condition at the time of the inspection

Acceptable Soffits: Aluminum The fascia appears to be in satisfactory condition at the time of the inspection

Acceptable Door Bell: Hard wired The door bell appeared to be in satisfactory condition at the time of the inspection,

Acceptable Entry Doors: Wood Wood doors may swell and may become difficult to open during humid weather conditions

Acceptable Patio Door: wood Wood doors may swell and may become difficult to open during humid weather conditions



Acceptable Windows: Vinyl double hung The time of the inspection the windows were in acceptable condition

Not Inspected Window Screens: Window screens need constant maintenance. Inspecting window screens is beyond the scope of this

Defective Basement Windows: Non-opening, wood At the time of the inspection the windows are sealed shut I recommend that they be replaced. There are no window wells for drainage. I recommend that you begin too budget for window wells and covering grates.



## Exterior (Continued)

Marginal	Exterior Lighting: Pole light, Surface mount, Surface mounted lamps front and rear The porch light was acceptable condition at the time of the inspection. the driveway light was not functioning. the front lamp-post is damaged and needs repair or replacement. not operating at the time of the inspection	
Defective	Exterior Electric Outlets: 110 VAC Non-GFCI outlet. Replace with GFCI receptacle and the correct weatherproof cover by a licensed electrician .	
Acceptable	Hose Bibs: Rotary 2 There is a hose bib at the SW corner of the house and a hose bib on the E side of the house	
Acceptable	Gas Meter: Front of house, SW corner	
Acceptable	Main Gas Valve: Located at gas meter	

## Roof

Main Roof Surface	<hr/>	
Method of Inspection:	Ground level with binoculars	
Not Inspected	Unable to Inspect: 30% Height of roof	
Acceptable	Material: Asphalt shingle as per the owner the roof was replaced in 2010 and appeared to be in acceptable condition	
Type:	Hip	
Approximate Age:	3 years	
Porch Roof Surface	<hr/>	
Method of Inspection:	Ground level	
Acceptable	Unable to Inspect: 10%	
Acceptable	Material: Asphalt shingle	
Type:	Shed	
Approximate Age:	3 years	
Defective	Plumbing Vents: Galvanized The plumbing vent does not extend past the roof the recommended 6 inches. A licensed plumber is recommended to evaluate and estimate repairs	



## Roof (Continued)

Acceptable, Marginal Electrical Mast: Surface mount A qualified contractor is recommended to evaluate and estimate repairs.



Marginal Gutters: Aluminum Loose damaged at the front of the house. Need cleaning, Leaking



Marginal Downspouts: Aluminum Needs extensions or splash blocks to direct water away from the patio and house



East Chimney

Acceptable Chimney: Brick The chimney appeared to be in acceptable condition at time of the inspection

Acceptable Flue/Flue Cap: Clay, Metal .



Acceptable Chimney Flashing: Copper .





## Garage/Carport

Detached Garage

Type of Structure: Detached Car Spaces: 1

Marginal

Garage Doors: Wood



Marginal

Door Operation: Manual Loose or missing hardware. Safety cables were missing, A qualified contractor is recommended to evaluate and estimate repairs

Acceptable

Exterior Surface: Aluminum siding, Fibrous

Acceptable

Roof: Asphalt shingle

Acceptable

Roof Structure: 2x6 Rafter

Marginal

Service Doors: Wood Wood rot, Paint peeling, Add closing mechanism to entry door. repair or replace the door.



Acceptable

Ceiling: Exposed framing

Acceptable

Walls: Exposed framing

Acceptable

Floor/Foundation: Poured slab Minor floor cracks noted-seal cracks.

Not Present

Hose Bibs:

Marginal

Electrical: 110 VAC Non-GFCI circuit -recommend GFCI circuit be installed

Not Present

Smoke Detector: there were no smoke detectors installed in the garage at the time of the inspection

Not Present

Heating:

Acceptable

Windows: Wood non-opening



Acceptable, Marginal Gutters: Aluminum Need cleaning, Needs gutter extensions or splash blocks to direct water away from they garage



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## Garage/Carport (Continued)

Marginal      Downspouts: Aluminum Needs extensions or splash blocks



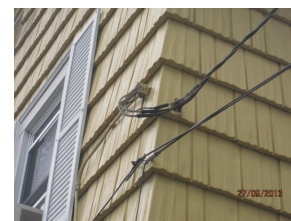
Acceptable      Leader/Extensions: Missing Splash block(s) missing

## Electrical

The problems that have been described require immediate repair by a licensed electrician. These defects present a condition which could an electric shock or a fire.

Service Size Amps: 100    Volts: 110-240    VAC

Acceptable      Service: Copper



Acceptable      120 VAC Branch Circuits: Copper

Acceptable      240 VAC Branch Circuits: Copper

Not Present      Aluminum Wiring:

Acceptable      Conductor Type: Armored cable, Non-metallic sheathed cable

Acceptable      Ground: Plumbing ground only

Acceptable      Smoke Detectors: Battery operated The smoke detector was functioning at the time of the inspection. Smoke detectors should be checked once a month for proper operation. The batteries should be replaced twice a year, every time your clocks are re-set for day light savings time.

North side, Basement Electric Panel

Acceptable      Manufacturer: Murray

Maximum Capacity: 100    Amps

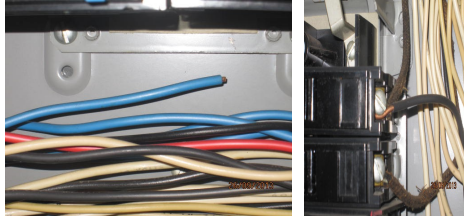
Acceptable      Main Breaker Size: 100    Amps



## Electrical (Continued)

Marginal

Breakers: Copper Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit



Not Present

AFCI:

Acceptable, Marginal GFCI: Bathroom only GFCI not present in the basement



Is the panel bonded? Yes

## Structure

Acceptable

Structure Type: Wood frame

Acceptable

Foundation: Poured half finished basement and personal belongings prevented a thorough inspection of the foundation walls

Acceptable

Differential Movement: No movement or displacement noted

Acceptable

Beams: Solid wood

Acceptable

Bearing Walls: Frame

Acceptable

Joists/Trusses: 2x8

Acceptable

Piers/Posts: Steel posts .

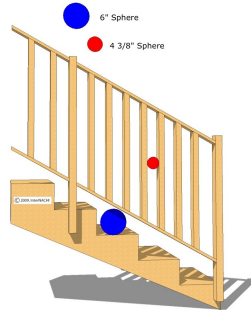
Acceptable

Floor/Slab: Poured slab, Wood floors, composite floating floor on the first floor There is carpet on the floor in the finished half of the basement, personal belongings in the unfinished section of the basement at the time of the inspection prevented a thorough inspection of the basement floor. It s beyond the scope of this inspection to remove carpet or personal belongings. to remove carpet or personal belongings.

## Structure (Continued)

Marginal

Stairs/Handrails: Wood stairs with metal handrails At the time of the inspection the the handrail baluster were over spaced . Current standards recommend no more than a 4" spacing between balusters, There was no handrail present on the basement stairway, this is a trip hazard and has to be corrected.



Acceptable

Subfloor: Wood planks observed from the un-finished side of the basement.

## Attic

Main Attic

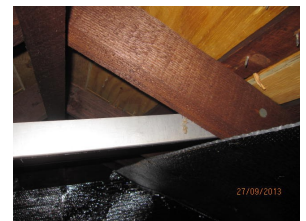
Method of Inspection: In the attic

Not Inspected Unable to Inspect: 75% Storage or personal items.  
Insulation



Acceptable

Roof Framing: 2x4 Rafter There was a repaired rafter on the south west side of the attic which had a knee wall support. As per the owner this repair was made in 2011 when a tree fell onto the house.



Acceptable




Sheathing: Plywood The sheathing was not completely visible due to the installation of a reflection foil insulation on the rafters.

Acceptable



Ventilation: Gable, roof and soffit vents .



## Attic (Continued)

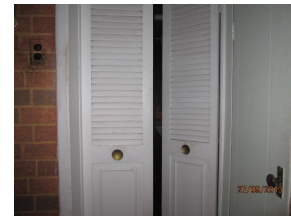
Marginal	Insulation: Batts Foil sheet As per the owner insulation is below the attic floor and was only visible at the ends of the flooring at the time of the inspection, Recommend additional insulation be installed, start a budget for this	
Marginal	Insulation Depth: 3" Insufficient insulation present	
Not Inspected	Vapor Barrier: the vapor barrier was only visible at the sides of the floor	
Marginal	Wiring/Lighting: 110 VAC At the time of the inspection there were exposed light bulbs in the attic controlled by an outlet adapter, if they are hit they can create an electric shock hazard. Some wiring needs to be secured. Evaluation by a licensed electrician is recommended	
Acceptable	Moisture Penetration: At the time of the inspection there were no water penetrations observe At the time of the inspection there were no water penetrations observed	
Acceptable, Not Inspected	Bathroom Fan Venting: Electric fan At the time of the inspection the bathroom venting appeared to be in acceptable condition.	

## Basement

Main Basement		
Not Inspected	Unable to Inspect: 40% At the time of the inspection there was storage in the basement	
Acceptable	Ceiling: Suspended ceiling, Exposed framing	
Marginal	Walls: Paint and paneling, Concrete At the time of the inspection there paneling appeared to be de-laminating. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture	
Acceptable	Floor: Carpet The carpet in the basement appears to be in good condition.	
Not Inspected	Floor Drain: Surface drain At the time of the inspection there were no floor drains noted due to personal items being stored in the basement	

## Basement (Continued)

Acceptable Doors: Bi-fold, French style



Marginal Windows: Non-opening I recommend that the windows be replaced to improve the basement ventilation.

Acceptable, Marginal Electrical: 110 VAC A representative number of outlets were inspected in the basement. At the time of the inspection there was a bulb missing from a switch/socket. There are no GFCI Outlets in the basement.



Not Present Smoke Detector: There were no smoke detectors present at the time of the inspection . I recommend that a smoke/CO detector be installed in the basement

Not Present Ventilation: None I recommend that the basement windows be replace to improve the ventilation

Not Present Moisture Location: At the time of the inspection there was no moisture present

Defective Basement Stairs/Railings: Wood stairs with no handrails A stair hand rail should be installed on the basement stairs to prevent a trip and fall hazard.



## Heating System

### Basement Heating System

Acceptable Heating System Operation: Appears functional Service recommended, Cleaning recommended

Manufacturer: Burnham

Model Number: P-205-WNV Serial Number: 17333947

Type: Convection baseboard Capacity: 108000 BTU

Area Served: Whole building Approximate Age: Manufacture date 1991

Fuel Type: Natural gas

Acceptable Heat Exchanger: 7 burner Recommend inspection by a qualified heating specialist.

Unable to Inspect: 0%

Acceptable Distribution: Hot water



Acceptable Circulator: Pump .



Acceptable Draft Control: Automatic



Acceptable Flue Pipe: Single wall



Acceptable Controls: Relief valve





## Heating System (Continued)

Acceptable Devices: Expansion tank



Acceptable Thermostats: Multi-zone 3 zone rotary

## Plumbing

Acceptable Service Line: Copper, Lead  
Acceptable Main Water Shutoff: Basement, Front of house

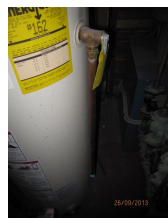


Acceptable Water Lines: Copper  
Acceptable Drain Pipes: PVC  
Not Inspected Service Caps: Not visible the house trap is located behind a nailed panel in the basement removing the panel is beyond the scope of the inspection  
Acceptable Vent Pipes: Cast iron  
Acceptable Gas Service Lines: Cast iron BLANK



### Basement Water Heater

Acceptable Water Heater Operation: Functional at time of inspection  
Manufacturer: A.O. Smith  
Model Number: FSG 40 222 Serial Number: ME94-0077690-222  
Type: Natural gas Capacity: 40 Gal.  
Approximate Age: 18 years Area Served: Whole building  
Acceptable Flue Pipe: Single wall  
Marginal TPRV and Drain Tube: Copper Drain tube opening is not within six inches of the floor,





## Bathroom

### 2nd floor main Bathroom

Acceptable Closet: None  
Acceptable Ceiling: Paint  
Acceptable Walls: Paint and tile  
Acceptable Floor: Ceramic tile  
Acceptable Doors: Hollow wood  
Acceptable Windows: Vinyl double hung  
Acceptable Electrical: 110 VAC GFCI



Acceptable Counter/Cabinet: Composite and wood  
Acceptable Sink/Basin: Molded single bowl



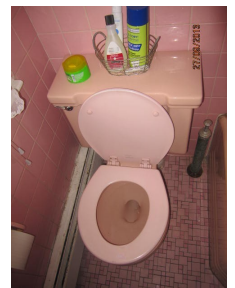
Marginal Faucets/Traps: Price-Pfizer faucet with PVC trap At the time of the inspection the bath drain did not appear to be vented which is typical of the construction methods used when the house was built. I recommend further evaluation by a licensed plumber. There was a void in the wall at the drain and supply penetrations.. I recommend that the void be repaired.



Acceptable Tub/Surround: Porcelain tub and ceramic tile surround, with plastic shower doors Replace caulking, this is an on going maintenance issue that will have to be performed. The water stop for the tub is located on the outside of the tub by the toilet, which was common practice at the time of the house construction. There is some deterioration present on the chrome finish



Acceptable Toilets: American Standard



Acceptable Ventilation: Electric ventilation fan and window

## Kitchen

### 1st Floor Kitchen

Acceptable  
Marginal

Cooking Appliances: Magic Chef

Ventilator: Unknown There was grease build up , the fan housing needs to be clean to prevent a fire hazard



Acceptable  
Air Gap Present? Yes  
Marginal

Dishwasher: Kenmore

Refrigerator: Majic Chef there was missing hardware from the interior of the fresh food compartment door



Acceptable  
Marginal

Sink: Porcelain Coated, Porcelain  
Electrical: 110 VAC Non-GFCI circuit,



Acceptable, Not Inspected Plumbing/Fixtures: Delta single lever faucet with spray, PVC trap and drain The faucet was functional at the time of the inspection, due to personal items stored in the cabinet under the sink the drains were not fully inspected,



Acceptable  
Marginal

Counter Tops: Formica

Cabinets: Formica some chips were noticed at the time of the inspection.





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## Kitchen (Continued)

Acceptable	Ceiling: 12X12 ceiling tile panels
Acceptable	Walls: Paint
Marginal	Floor: Vinyl floor covering The floor squeaks when walked on. Vinyl tiles have shifted repair or replacement is recommended.
Not Present	Doors:
Marginal	Windows: Vinyl double hung damaged seals have allowed moisture between the glass panes. repair or replacement of the the windows is recommended

## Bedroom

### Rear, East Bedroom

Acceptable	Closet: Single small
Acceptable, Marginal	Ceiling: Paint Cracks present
Acceptable	Walls: Paint Cracks present
Acceptable	Floor: Carpet This inspection does not cover any damage concealed by carpeting, rugs or furniture
Acceptable	Doors: Hollow wood
Acceptable	Windows: Vinyl double hung
Acceptable	Electrical: 110 VAC Some grounded and polarized receptacles, A licensed electrician is recommended to evaluate and estimate repairs
Acceptable	Smoke Detector: Combination smoke detector and carbon monoxide detector. Battery operated

### Front, West Bedroom

Acceptable	Closet: Single small
Acceptable	Ceiling: Paint
Acceptable	Walls: Paint
Marginal	Floor: Hardwood The floor needs to be re-finished
Acceptable	Doors: Solid wood
Acceptable	Windows: Vinyl double hung
Acceptable, Marginal	Electrical: 110 VAC Some grounded and polarized receptacles were present. A licensed electrician is recommended to evaluate and estimate repairs
Acceptable	Smoke Detector: Battery operated, Combination smoke detector and carbon monoxide detector.

### 2nd Floor Master Bedroom

Acceptable	Closet: Single small
Acceptable	Ceiling: Paint
Acceptable, Marginal	Walls: Paint minor cracks present
Acceptable	Floor: Hardwood
Acceptable	Doors: Hollow wood
Acceptable	Windows: Vinyl double hung
Acceptable	Electrical: 110 VAC Some grounded and polarized receptacles were present. A licensed electrician is recommended to evaluate and estimate repairs
Acceptable	Smoke Detector: Battery operated, Combination smoke detector and carbon monoxide detector.

## Bedroom (Continued)

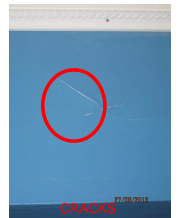
## Living Space

### Dining Room Living Space

Acceptable Closet: Large  
Marginal Ceiling: 12X12 ceiling tiles Evidence of past or present water staining



Marginal Walls: Paint Some minor cracks were noticed at the time of the inspection. this is a maintenance issue.



Acceptable Floor: Floating floor  
Acceptable Windows: Vinyl double hung  
Acceptable, Marginal Electrical: 110 VAC Suggest evaluation by licensed electrician, some grounded and polarized receptacles were present at the time of the inspection.. Suggest evaluation by licensed electrician  
Not Present Smoke Detector: No smoke detectors were noted in the living room at the time of the inspection. I recommended that a smoke/CO detector be installed.

### Living Room Living Space

Acceptable Ceiling: 12X12 ceiling tiles  
Acceptable Walls: Paint  
Acceptable Floor: Floating floor  
Acceptable Windows: Vinyl double hung  
Marginal Electrical: 110 VAC some grounded and polarized were present at the time of the inspection, A licensed electrician is recommended to evaluate and estimate repairs.  
Not Present Smoke Detector: There were no smoke/CO detectors present at the time of the inspection.. I recommend that a smoke/CO detector be installed..