

# Inspection Report

Provided by:



## Nexus Home Inspections LLC

Inspector: Dan Cleary

Nexus Home Inspections LLC  
New York State License Number 16000090173  
9 N Church Street Cortland, NY 13045  
Phone/Text 607-423-4202  
Email: [Nexushomeinspections@gmail.com](mailto:Nexushomeinspections@gmail.com)  
[www.nexushomeinspections.com](http://www.nexushomeinspections.com)  
Member Cortland County Board of Realtors  
Member International Association of Certified Home Inspectors

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### Property Address

123 Main Street, Hittsville, NY 12345



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# Report Information

## Client Information

<b>Client Name</b>	John Doe
<b>Client Phone</b>	555-555-5555
<b>Clients Email</b>	
Me@memail.com	
<b>Realtors Name</b>	Top seller Realtor
<b>Realtors Phone</b>	555-555-555
<b>Realtors Email</b>	realtor@realtor.com

## Property Information

<b>Style</b>	
Cape Cod	
<b>Approximate Year Built</b>	1948
<b>Approximate Square Footage</b>	960
<b>Number of Bedrooms</b>	3
<b>Number of Baths</b>	1
<b>Direction House Faces</b>	North.

## Inspection Information

<b>Prepared For</b>	
John Doe	
<b>Inspection Date</b>	09/18/2020
<b>Inspection Time</b>	2:pm
<b>Weather Conditions</b>	Dry.
<b>Outside Temperature</b>	Low 60's
<b>Ancillary Services Provided</b>	
Radon	

## Excluded Items

1.1) Excluded Items

NI

The following items are excluded from this inspection

Fence

# Report Summary Page

**This is only a summary of the inspection report and is not a complete list of discrepancies.**

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations, and scope of Inspection, and Inspection Agreement / Contract must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

**UPON RECEIPT of this report, and before the inspection objection deadline, IT IS STRONGLY RECOMMENDED that you have each reported concern and the entire system FURTHER EVALUATED for additional concerns that may be outside of the scope of the inspection. Further evaluation is recommended to provide you with the appropriate opinion of remedy and/or repair under New York Laws and/or Regulations. Further evaluation and/or services should be performed by appropriate, unbiased, insured contractors performing within the scope and capacity of their service under New York Laws and / or Regulations, such as but not limited to, a Professional Engineer, an Industrial / Environmental Hygienist, HVAC Technicians, Roofing Contractors, Plumbers, Electricians, Chimney / Fireplace Contractors, Stucco / Masonry Contractors, Window Contractors, Radon Mitigation Contractors, Pest / Rodent / Insect Control Contractors, Odor & VOC Inspection/Testing/Removal Contractors, Local Jurisdictions/Building Departments, Utility Service Providers, and/or Manufacturers, etc.**

As agreed, Nexus Home Inspections, LLC, notes the following, hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Please call our office for any clarifications or further questions.

Section	Condition#	Comment
<b>Report Information</b>		
Excluded Items	1.1	The following items are excluded from this inspection  Fence
<b>Roofing</b>		
Roof Covering Condition	2.1	<b>Monitor/Maintenance:</b> Very minor moss covering was observed on the roof. While mostly cosmetic and not immediately harmful, this condition can indicate a moisture-related condition. This condition may also be seasonal depending on tree/leave coverage and the position of the sun during the changing seasons. The client should consult a roofing contractor or roofing supply company regarding maintenance related issues and products that can reduce this condition.
Flashing Conditions	2.2	<b>Repair/Replace:</b> The trim on the right-hand side of the home appears to need scraping and painting, the trim should be checked for any deterioration also. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
<b>Garage</b>		
Roof Conditions (if detached)	5.3	<b>Monitor/Maintenance:</b> There appears to have been some previous water damage to the carport ceiling. Recommend monitoring this area for any more water damage and intrusion.
Floor Conditions	5.6	<b>Repair/Replace:</b> Recommend repair of the garage foundation where a hole is visible to the exterior.
Window Conditions	5.7	<b>Repair/Replace:</b> Garae window was broken at the time of inspection. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

## Report Summary Page

Door Conditions	5.8	<b>Repair/Replace:</b> The rear door and wall of the garage were not secure. The door could not be closed and the wall is loose from the foundation. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Electrical Conditions	5.10	<b>Safety Concern:</b> The outlet in the garage was showing an open ground and there was cover missing on the light switch. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
<b>Attic</b>		
Attic Conditions	6.2	<b>Monitor/Maintenance:</b> There appeared to be a mold/mildew like substance in the attic area. There also appears to be some wood the has separated. If there is a concern for this area it is recommended the client have the area tested by a licensed mold technician.
Attic Ventilation Conditions	6.3	<b>Monitor/Maintenance:</b> Some of the soffit ventings maybe sealed and need to be reopened to prevent any condensation. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
<b>Interiors</b>		
Electrical Conditions	7.8	<b>Safety Concern:</b> Three-pronged outlets did not test for the proper ground at most outlets in the home. Recommend further evaluation and repairs by a licensed electrician.
Smoke Detector Conditions	7.10	None on site  Recommend smoke detectors on each level and near or in each bedroom. The home should also be equipped with carbon monoxide detectors. The following link is a suggestion on how to mount smoke and carbon monoxide detectors. Copy and paste the link in your web browser window.  <a href="https://www.hunker.com/13712301/how-and-where-to-install-smoke-and-carbon-monoxide-detectors">https://www.hunker.com/13712301/how-and-where-to-install-smoke-and-carbon-monoxide-detectors</a>
<b>Kitchen</b>		
Kitchen Window Conditions	8.5	<b>Repair/Replace:</b> The sink window appears to be painted shut
Electrical Conditions	8.7	<b>Repair/Replace:</b> One outlet showed the hot and neutral where reversed.
<b>Bath(s)</b>		
Sink Conditions	9.11	<b>Repair/Replace:</b> Flex drains should be changed to standard rigid drains as these drains are known to clog easier and backup. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

## Report Summary Page

Shower - Tub Conditions	9.12	The bathtub, faucet, and drains appeared to be in serviceable condition.
<b>Heating - Air</b>		
Unit Conditions	11.1	The unit is older and the client should consider updating the heating unit at some point.
Distribution Conditions	11.2	<b>Repair/Replace:</b> Deteriorated register. It is suggested that an "HVAC Contractor" be contacted for further evaluation and repair.
<b>Electrical</b>		
Electrical Service Conditions	12.1	<b>Safety Concern:</b> Exterior wires are close to the upstairs window. The inspector advises the client to be aware of these wires when the windows are opened and if the room is occupied.
Exterior Lights and Outlets	12.2	<b>Safety Concern:</b> There are some older wires in the ground that appear to be from an old exterior light. The wires were tested and did not read hot at the time of inspection. It is recommended to remove the wires or place them in the proper junction box to avoid any shocking if these wires do become hot.  The rear outlet by the door is an older two-prong outlet and the outlet in the corner of the patio is showing no ground. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Wiring Methods	12.3	<b>Safety Concern:</b> Aluminum wiring was present. This type of wire was in thousands of homes before 1980. Although not a problem in all homes, it has been known to cause problems in some homes. Aluminum wiring connections and terminations should be coated with an approved anti-oxidant and special type of connector to prevent corrosion and heat build-up at outlets and switches. The client is advised to consult a licensed electrician for further information and/or evaluation.
Electrical Panel Conditions	12.4	<b>Safety Concern:</b> The panel was missing covers where breakers were not installed. Recommend the installation of standard plastic covers for safety.
<b>Plumbing</b>		
Drain Line Conditions	13.3	<b>Repair/Replace:</b> There was a very minor leak noted under the tub drain in the basement. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.
<b>Basement</b>		
Basement Window Conditions	14.6	<b>Repair/Replace:</b> Most of the basement windows did not shut properly and one window was missing the glass panes. It was also noted that tape appeared to be holding some of the panes in. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

## Report Summary Page

Electrical Conditions	14.8	<b>Safety Concern:</b> Two junction or switch box covers were missing. Recommend installation of covers for increased safety.
<b>Foundation - Crawl Space</b>		
Foundation Conditions	15.1	<b>Monitor/Maintenance:</b> There was a cut stringer board where new plumbing was added for the rear bathroom. Recommend monitoring this area for any sagging, squeaking, or softness in the floor. This area may need resupporting at some point.



SER = Appears Serviceable | RR = Repair or Replace | SAF = Safety Concern | MM = Monitor/Maintenance | NI = Not Inspected | INQ = Inquire

## 1 General Information

### General Information

#### About Rated Items

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**SER = "Appears Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Monitor/Maintenance"** = Item warrants attention or monitoring, appears worn, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = System, item, component, or unit is not functioning as intended, needs repair or replacement, and/or could not be operated/tested and/or inspected due to weather and/or existing site conditions. Further evaluation is needed by a qualified professional engineer, licensed contractor, or specialty tradesman dealing with that item or system.

**SAF = "Safety Concern"** = Poses a risk of injury or death. These items should be repaired or replaced before use.

**NI = "Not Inspected"** = Item was not fully visible; not accessible; or not able to be operated at the time of inspection, due to safety concerns, weather, or the possibility of damage; and/or provided as a courtesy note only

**INQ = "Inquire"** = Recommend further inquiry from additional sources such as Seller(s), Owner(s), Local code, tax office and or Attorney(s).

#### Report Limitations

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## REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time and date of the inspection only. The inspection and report are not intended to be technically exhaustive or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, the opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the current version of the International Residential Standards of Practice (InterNACHI), a copy of which is available at the following websites: [www.nachi.org](http://www.nachi.org). We also comply with the New York State Standards of Practice for Home Inspectors which is available at the following website: [https://www.dos.ny.gov/licensing/homeinspect/hinspect\\_ethics.html](https://www.dos.ny.gov/licensing/homeinspect/hinspect_ethics.html)

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold or methamphetamine contamination, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

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. To the best of our knowledge and belief, all statements and information in this report are true and correct.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to

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inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency

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## 2 Roofing

### Roof Covering

**Method of Inspection** Walked part of the roof and inspected from a ladder

**Roof Style** Gable.

**Roof Covering Material** Asphalt composition shingles.

**Number of Layers** One.

**2.1) Roof Covering Condition**



**Monitor/Maintenance:** Very minor moss covering was observed on the roof. While mostly cosmetic and not immediately harmful, this condition can indicate a moisture-related condition. This condition may also be seasonal depending on tree/leave coverage and the position of the sun during the changing seasons. The client should consult a roofing contractor or roofing supply company regarding maintenance related issues and products that can reduce this condition.



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moss



Minor moss

### 2.2) Flashing Conditions

RR

**Repair/Replace:** The trim on the right-hand side of the home appears to need scraping and painting, the trim should be checked for any deterioration also. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

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**2.3) Gutter & Downspout Conditions** SE

The property has a no gutter system installed. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house.

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# 3 Grounds

## Grading

Grading Slope The site is slightly sloped.

3.1) Grading Conditions SE

Grading of the soil near the foundation appears to be in serviceable condition.

## Driveways - Sidewalks - Walkways

Driveway Material Asphalt.

3.2) Driveway Conditions MM

**Monitor/Maintenance:** The end of the driveway could use patching to avoid vehicles bottoming out on the asphalt. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair. Common cracks were observed in the driveway.



End of driveway



3.3) Sidewalks SE

The sidewalk appeared to be in a serviceable condition at the time of the inspection



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### 3.4) Walkways

SE

The walkway(s) appeared to be in a serviceable condition at the time of inspection



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## 4 Exterior

### Entrances

Front Entrance Type

Walk-Up

4.1) Front Entrance Conditions

SE

Appeared serviceable at the time of inspection



Back Entrance Type

Covered Patio.

4.2) Back Entrance Conditions

SE

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.



4.3) Side Entrance

SE

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Walk up

Appeared serviceable at the time of inspection



### Exterior Walls

**Structure Type** Wood frame.

**Exterior Wall Covering** The visible and accessible areas of the exterior siding material are metal.

#### 4.4) Exterior Wall Conditions

SE

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

### Exterior Windows - Doors

**Window Type** Double Hung. Sliding.

**Window Material** Vinyl. Wood.

#### 4.5) Window Conditions

SE

The windows tested all appeared to be in a serviceable condition at the time of the inspection.

#### 4.6) Exterior Door Conditions

SE

The door(s) appeared to be in serviceable condition at the time of the inspection.

### Exterior Water Faucet(s)

**Faucet Location** Driveway side

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#### 4.7) Faucet Conditions

SE

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.



### Chimney

#### 4.8) Chimney Conditions

MM

**Monitor/Maintenance:** Recommend monitoring the chimney for any cracks or loose blocks. This can be common in older chimneys. The chimney did appear to be in a serviceable condition at the time of inspection.



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# 5 Garage

## Garage Pictures

### 5.1) Garage Pictures

SE

### Garage Pictures



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**Walls - Ceilings - Floors**

**Garage Type**

The garage is detached from the house. Number of cars is one. There is also a carport.

**5.2) Siding Conditions (if detached)**

SE

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

**5.3) Roof Conditions (if detached)**

MM

**Monitor/Maintenance:** There appears to have been some previous water damage to the carport ceiling. Recommend monitoring this area for any more water damage and intrusion.



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**5.4) Wall Conditions**

SE

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



**5.5) Ceiling Conditions**

SE

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

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5.6) Floor Conditions

RR

**Repair/Replace:** Recommend repair of the garage foundation where a hole is visible to the exterior.



5.7) Window Conditions

RR

**Repair/Replace:** Garage window was broken at the time of inspection. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



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Glass panes missing

5.8) Door Conditions

RR

**Repair/Replace:** The rear door and wall of the garage were not secure. The door could not be closed and the wall is loose from the foundation. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Door not closing



Wall not secure

5.9) Vehicle Door Conditions

SE

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

5.10) Electrical Conditions

SAF

**Safety Concern:** The outlet in the garage was showing an open ground and there was cover missing on the light switch. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

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Open ground



### 5.11) Lighting Conditions

SE

Lighting appeared to be in a serviceable condition at the time of inspection.

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## 6 Attic

### Attic Area

#### 6.1) Attic Access

SE

Access is gained from a hidden door and a panel in the upstairs



#### Method of Inspection

Viewed from openings

#### Roof Frame Type

The roof framing is constructed with rafter framing.

#### 6.2) Attic Conditions

MM

**Monitor/Maintenance:** There appeared to be a mold/mildew like substance in the attic area. There also appears to be some wood that has separated. If there is a concern for this area it is recommended the client have the area tested by a licensed mold technician.

SER = Appears Serviceable | RR = Repair or Replace | SAF = Safety Concern | MM = Monitor/Maintenance | NI = Not Inspected | INQ = Inquire



Possible mold/mildew like substance



**Attic Ventilation Types**

Sofit and gable venting

**6.3) Attic Ventilation Conditions**



**Monitor/Maintenance:** Some of the soffit ventings maybe sealed and need to be reopened to prevent any condensation. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

**Attic Insulation Type**

SER = Appears Serviceable | RR = Repair or Replace | SAF = Safety Concern | MM = Monitor/Maintenance | NI = Not Inspected | INQ = Inquire

Rolled

**6.4) Attic Insulation Conditions**

SE

Appeared serviceable at the time of inspection

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# 7 Interiors

## Interior Pictures

### 7.1) Interior Pictures



### Interior Pictures



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**Walls - Ceilings - Floors**

**7.2) Wall Conditions**

SE

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

**7.3) Ceiling Conditions**

SE

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

**7.4) Floor Conditions**

SE

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

**7.5) Railings**

SE

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Appeared serviceable at the time of inspection

### Windows - Doors

#### 7.6) Interior Window Conditions

SE

The sample of windows tested were operational at the time of the inspection.

#### 7.7) Interior Door Conditions

SE

The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 7.8) Electrical Conditions

SA

**Safety Concern:** Three-pronged outlets did not test for the proper ground at most outlets in the home. Recommend further evaluation and repairs by a licensed electrician.

#### 7.9) Lighting Conditions

SE

Lights appeared to be in a serviceable condition at the time of inspection

#### 7.10) Smoke Detector Conditions

SA

None on site

Recommend smoke detectors on each level and near or in each bedroom. The home should also be equipped with carbon monoxide detectors. The following link is a suggestion on how to mount smoke and carbon monoxide detectors. Copy and paste the link in your web browser window.

<https://www.hunker.com/13712301/how-and-where-to-install-smoke-and-carbon-monoxide-detectors>



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# 8 Kitchen

## Kitchen Pictures

### 8.1) Kitchen Pictures

SE

### Kitchen Pictures



**SER** = Appears Serviceable | **RR** = Repair or Replace | **SAF** = Safety Concern | **MM** = Monitor/Maintenance | **NI** = Not Inspected | **INQ** = Inquire



### Walls - Ceilings - Floors

#### 8.2) Wall Conditions

SE

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 8.3) Ceiling Conditions

SE

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 8.4) Floor Conditions

SE

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

### Windows - Doors

#### 8.5) Kitchen Window Conditions

RR

**Repair/Replace:** The sink window appears to be painted shut

#### 8.6) Kitchen Door Conditions

SE

The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 8.7) Electrical Conditions

RR

**Repair/Replace:** One outlet showed the hot and neutral where reversed.

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Hot neutral reversed

#### 8.8) Lighting Conditions

SE

All the lighting in the kitchen appeared to be in a serviceable condition at the time of the inspection.

### Kitchen Sink - Counter tops - Cabinets

#### 8.9) Counter Conditions

SE

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

#### 8.10) Cabinet Conditions

SE

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

#### 8.11) Sink Plumbing Conditions

SE

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

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### Appliances

Stove - Range Type

The oven is gas. The range is gas.

8.12) Stove - Range Condition

SE

Stove-Range appeared serviceable at the time of the inspection



8.13) Hood Fan Conditions

SE

The fan/hood and light were in operational condition at the time of the inspection. The fan does get noisy but was working at the time of inspection.

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8.14) Refrigerator Conditions

SE

The refrigerator appeared to be in a serviceable condition at the time of the inspection. This does not, however, guarantee future performance or conditions.

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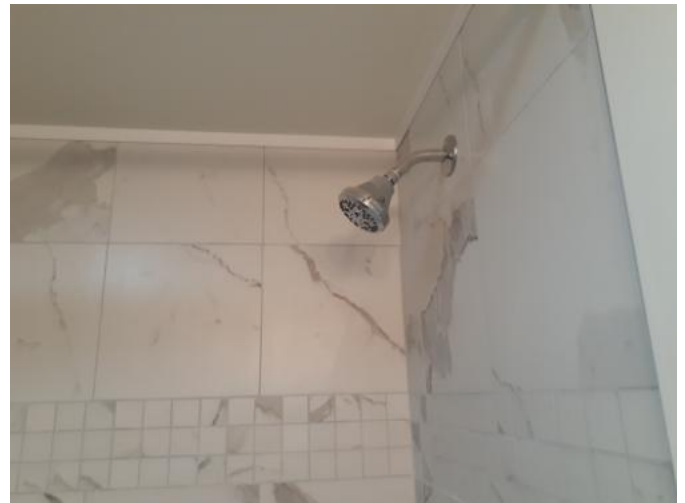
# 9 Bath(s)

## Bathroom Pictures

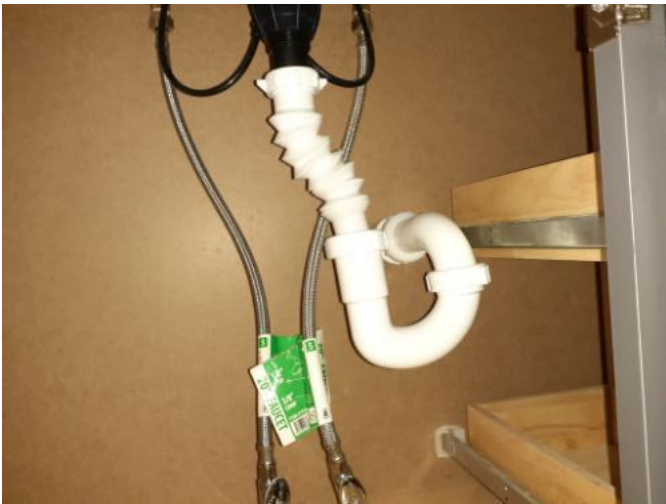
### 9.1) Bathroom Pictures

SE

### Bathroom Pictures



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### Walls - Ceilings - Floors

#### 9.2) Wall Conditions

SE

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 9.3) Ceiling Conditions

SE

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 9.4) Floor Conditions

SE

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

### Windows - Doors

#### 9.5) Bathroom Window Conditions

SE

The sample of windows tested were operational at the time of the inspection.

#### 9.6) Bathroom Door Conditions

SE

The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 9.7) Electrical Conditions

SE

Appeared serviceable at the time of inspection



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### 9.8) Lighting Conditions

SE

Appeared serviceable at the time of inspection

### 9.9) Vent Fan Conditions

SE

Venting appeared serviceable at the time of inspection

## Bathroom Sink

### 9.10) Counter - Cabinet Conditions

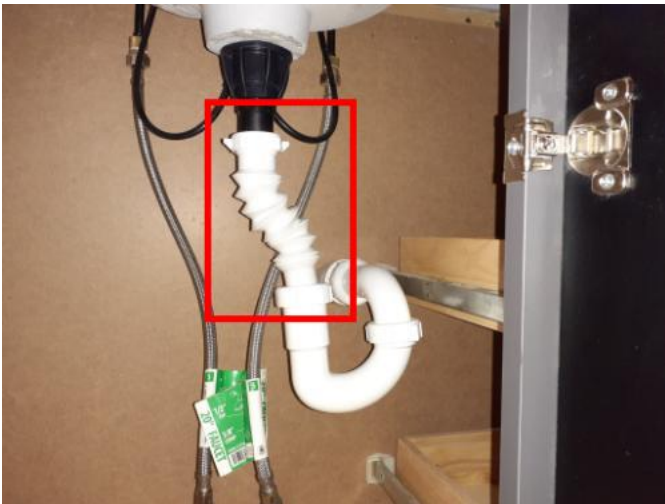
SE

The cabinets appeared to be in a serviceable condition at the time of the inspection

### 9.11) Sink Conditions

RR

**Repair/Replace:** Flex drains should be changed to standard rigid drains as these drains are known to clog easier and backup. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



## Shower - Tub - Toilet

### 9.12) Shower - Tub Conditions

MM

The bathtub, faucet, and drains appeared to be in serviceable condition.

### 9.13) Toilet Conditions

SE

The toilets appeared to be in serviceable condition at the time of inspection in bath.

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# 10 Laundry

## Laundry Room

### Laundry Room Location

First floor

### 10.1) Washer & Dryer Condition

SE

Appeared serviceable at the time of the inspection





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**Distribution Type**

The visible areas of the heat distribution system is ductwork with registers.

**11.2) Distribution Conditions**

RR

**Repair/Replace:** Deteriorated register. It is suggested that an "HVAC Contractor" be contacted for further evaluation and repair.

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### 11.3) Ventilation Conditions

SE

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

### 11.4) Thermostat Condition

SE

The normal operating controls appeared to be serviceable at the time of the inspection.

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## 12 Electrical

### Service Drop - Weatherhead

**Electrical Service Type** The electrical service is overhead.

**Electrical Service Material** Aluminum.

**Number of Conductors** Two.

**12.1) Electrical Service Conditions** SA

**Safety Concern:** Exterior wires are close to the upstairs window. The inspector advises the client to be aware of these wires when the windows are opened and if the room is occupied.



**12.2) Exterior Lights and Outlets** SA

**Safety Concern:** There are some older wires in the ground that appear to be from an old exterior light. The wires were tested and did not read hot at the time of inspection. It is recommended to remove the wires or place them in the proper junction box to avoid any shocking if these wires do become hot.

The rear outlet by the door is an older two-prong outlet and the outlet in the corner of the patio is showing no ground. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

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Two prong



Open ground

**Main Electrical Panel**

<b>Main Disconnect Location</b>	At top of main panel
<b>Electric Panel Location</b>	The main electric panel is located at the basement.
<b>Panel Amperage Rating</b>	The electrical capacity of main breaker was listed / labeled as 100 amps.
<b>Circuit Protection Type</b>	. Breakers.

**12.3) Wiring Methods**

SA

**Safety Concern:** Aluminum wiring was present. This type of wire was in thousands of homes before 1980. Although not a problem in all homes, it has been known to cause problems in some homes. Aluminum wiring connections and terminations should be coated with an approved anti-oxidant and special type of connector to prevent corrosion and heat build-up at outlets and switches. The client is advised to consult a licensed electrician for further information and/or evaluation.

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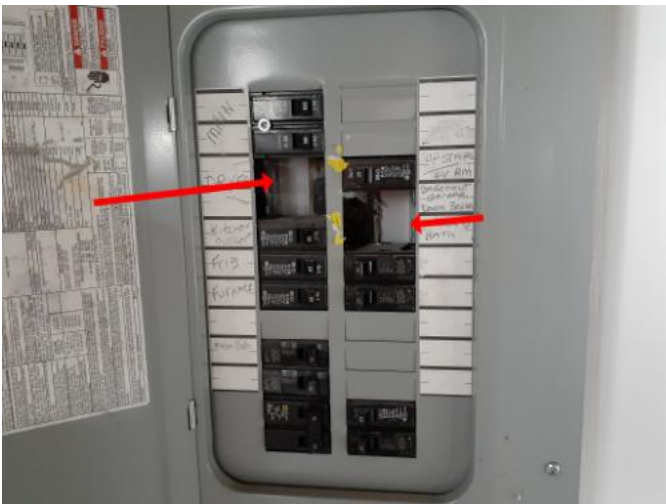
12.4) Electrical Panel Conditions



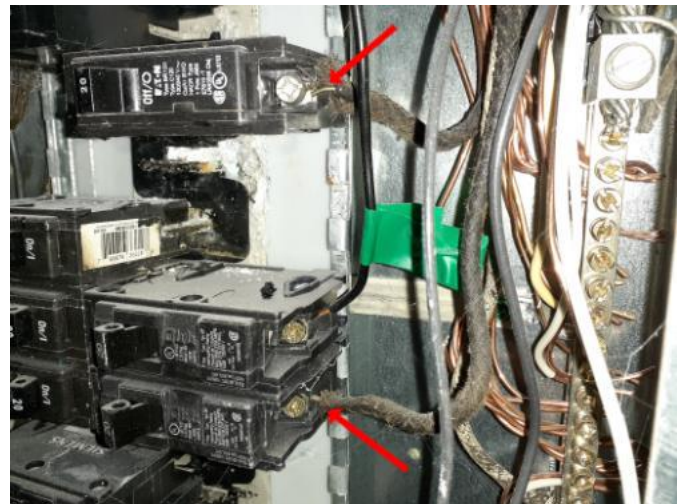
**Safety Concern:** The panel was missing covers where breakers were not installed. Recommend the installation of standard plastic covers for safety.



Main shut off



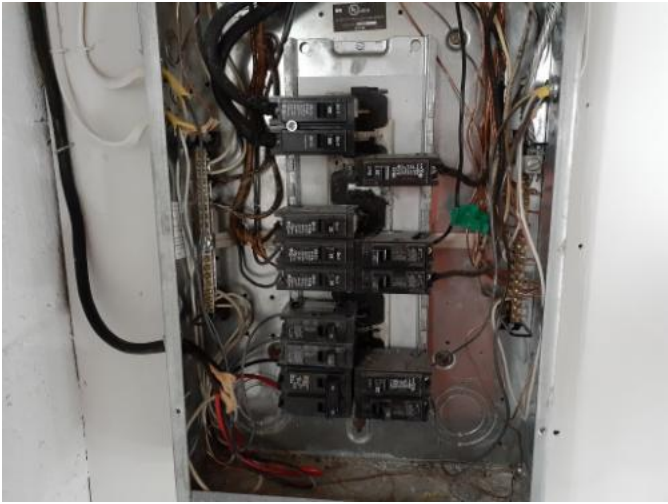
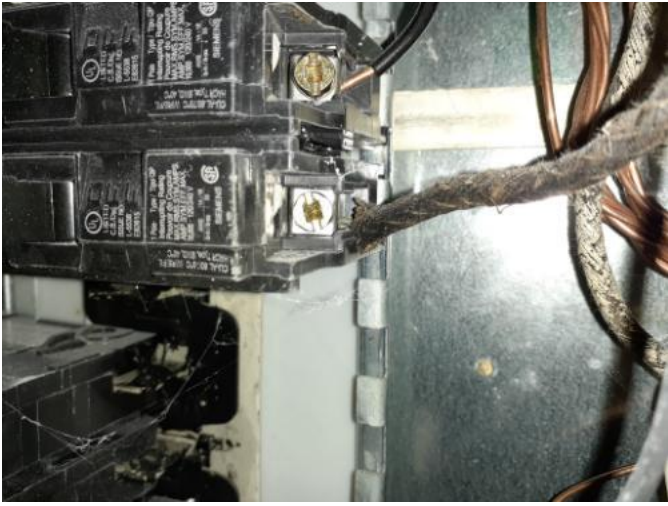
Missing covers



Appears to be aluminum wires



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## 13 Plumbing

### Water Main Line

#### Main Shutoff Location

The main valve is located at the basement.



Shut offs

#### Main Line Material

The visible material of the main line / pipe appears to be galvanized.

#### 13.1) Main Line & Valve Conditions

SE

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

### Water Supply Lines

#### Supply Line Material

Pex

#### 13.2) Supply Line Conditions

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

### Drain - Waste Lines

#### Drain Line Material

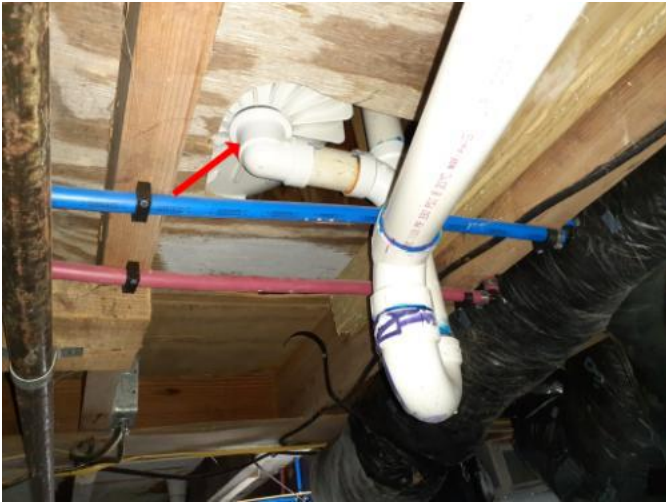
The visible portions of the waste lines are cast iron.  
PVC

#### 13.3) Drain Line Conditions

RR

**Repair/Replace:** There was a very minor leak noted under the tub drain in the basement. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

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Minor leak



**Water Heater(s)**

**Water Heater Type** Natural Gas.

**Water Heater Location** Basement.

**Water Heater Capacity** 40 Gallon.

**13.4) Water Heater Conditions** SE

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

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## 14 Basement

### Basement Pictures

#### 14.1) Basement Pictures

SE

#### Basement Pictures



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### Walls - Ceilings - Floors

#### 14.2) Basement Stair Conditions

SE

The interior stairs appeared serviceable at the time of the inspection.

#### 14.3) Wall Conditions

SE

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 14.4) Ceiling Conditions

SE

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 14.5) Floor Conditions

SE

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

### Windows - Doors

#### 14.6) Basement Window Conditions

RR

**Repair/Replace:** Most of the basement windows did not shut properly and one window was missing the glass panes. It was also noted that tape appeared to be holding some of the panes in. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

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Missing glass panes

**14.7) Basement Door Conditions**

SE

The interior doors appeared to be in serviceable condition at the time of the inspection.

**Electrical Conditions**

**14.8) Electrical Conditions**

SA

**Safety Concern:** Two junction or switch box covers were missing. Recommend installation of covers for increased safety.

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14.9) Lighting Conditions

SE

Appeared serviceable at the time of inspection



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## 15 Foundation - Crawl Space

### Foundation

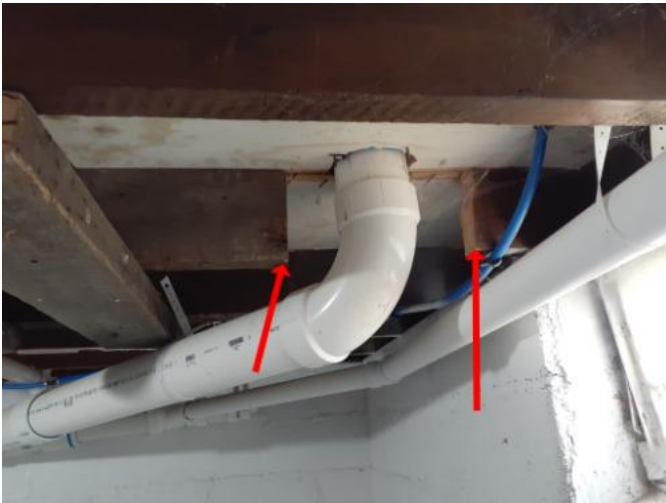
Foundation Type Basement. Crawl Space.

Foundation Material Block.

15.1) Foundation Conditions



**Monitor/Maintenance:** There was a cut stringer board where new plumbing was added for the rear bathroom. Recommend monitoring this area for any sagging, squeaking, or softness in the floor. This area may need resupporting at some point.



Cut stringer



Cut stringer