

# EXPERT BUILDING INSPECTION

51 KENT STREET  
BALLSTON SPA, NY 12020  
518-312-8782

PREPARED FOR  
JOHN DOE



123 MAIN STREET  
ANYTOWN, NY 12345

BY  
JOHN HEARN & MICHAEL GARLAND  
LICENSED HOME INSPECTORS

# EXPERT BUILDING INSPECTION

51 KENT STREET  
BALLSTON SPA, NY 12020

(518) 312-8782

## PAID INVOICE

John Doe  
123 Main Street  
Anytown, NY 12345  
**Inspection Location:**  
123 Any Street  
Anytown, NY 12345

TEST	FEE*	TOTAL
Inspection .....		\$400.00
Bug/Pest Infestation (inc. in structural) .....		_____
Water Flow, pressure, coliform .....		_____
FHA/VA Water (NO3, NO2, lead, coliform) .....		_____
Water flow, pressure .....		_____
Hud Water (above plus - Se, Mn, Na, Ph, Hard, Alk, Turb) .....		_____
Radon (EPA Screening -CRM-Continuous Radon Monitor) .....		\$125.00
Lead Paint Test .....		_____
Septic/dye .....		_____
Older than 50 yrs. old .....		_____
<u>Multi-Unit</u> .....		_____
Other .....		_____
Other .....		_____
_____ @ 45/hr. ....		_____
_____ @ .45/mi. ....		_____
<b>TOTAL / TESTS</b> .....		<b>\$125.00</b>
<b>INSPECTION</b> .....		<b>\$400.00</b>
<b>GRAND TOTAL</b> .....		<b><u>\$525.00</u></b>

**PAID IN FULL**  
**BY VISA THANK YOU**

Date: 10/03/2008

\* Fees are based on tests being conducted at time of structural inspection. Separate testing will be done at a rate of \$45/PH plus .45/mile, portal to portal, plus test fee from schedule.

**EXPERT**  
**BUILDING INSPECTION**

51 KENT STREET  
BALLSTON SPA, NY 12020  
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10/3/2008

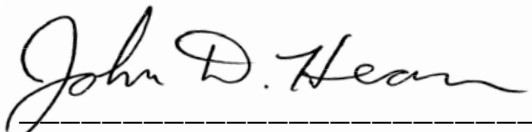
John Doe  
123 Main Street  
Anytown, NY 12345

**REPAIRS**

The above property was inspected by me on the date shown and the following items are substantial defects in need of repair likely to cost over \$1,500.00:

- ◆ Line/repair chimney as needed----- \$2,600-3,200

For your own protection it is advisable to get several quotes from contractors for the work to be performed.



John D Hearn  
*Licensed Home Inspector*  
Lic. #16000008298

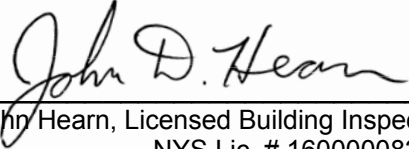
# EXPERT

## BUILDING INSPECTION

### Radon Monitor Report

(SEE REVERSE SIDE FOR EXPLANATION)

**Client:** John Doe  
**Test Address:** 123 Main Street  
 Anytown, NY 12345  
  
**Start Date:** 10/3/2008  
**Start Time:** 10:40 PM  
**Stop Date:** 10/6/2008  
**Stop Time:** 9:20 AM  
**Serial #:** 1/1719093  
**Location:** Basement-Photo 11

Signature:   
 John Hearn, Licensed Building Inspector  
 NYS Lic. # 16000008298

**Test Type (Marked with an X):**  
 Preliminary     Re-test     Post-Mitigation

Delayed Start (See back)

The measurement period: **58** hours.

Data in pCi/l      Time Interval - 1 hour  
 NYS ELAP LAB ID #11895

2.3	5.0	3.0	2.6	6.6	5.6
7.0	3.0	6.0	6.6	4.0	4.6
6.0	6.6	8.3	6.0	6.6	2.6
6.3	3.6	3.3	6.3		
4.6	4.6	3.3	<b>EPA Protocol Avg. = 4.3 +/- 4.0%</b>		
3.0	3.6	2.0			
3.6	1.0	1.6			
3.0	3.0	2.3			
2.0	5.3	3.3			
3.0	4.3	4.3			
5.3	6.3	6.0			
6.0	6.0	4.6			
6.3	6.0	3.0			
5.6	4.0	5.3			
2.3	4.6	0.6			
2.3	3.6	4.6			

# RADON GAS MEASUREMENT REPORT

(SEE REVERSE SIDE FOR RESULTS)

This is the report of a radon gas screening measurement. The measurement was performed using a Sun Nuclear 1027 continuous radon monitor (CAM), and was performed in conformance with test protocols established by the US Environmental Protection Agency method #402-R-92-004.

The report on the rear is the actual report that was obtained from the CAM upon completion of the measurement period.

During the measurement period radon gas measurements were taken 3 per hour and recorded once every ONE hour.

## Explanation of Report Data

**Tabular Data:** This portion of the report provides a numerical listing of the radon gas measurements that were made throughout the measurement period.

**Average:** This portion of the report gives the average radon gas concentration measured during the entire measurement period. This average is computed in two ways. The "Overall Average" is the simple average of all of the values listed in Tabular Data. The "EPA Average" is the simple average of all of the values listed in Tabular Data, except those values recorded during the first four hours of the measurement period. The "EPA Average" is computed in a manner consistent with the protocols cited above.

**Other Information:** In the printout, the letter "p" or "T" may appear next to a given value. The "p" indicates that during this measurement interval, the power was disconnected from the CAM. The "T" indicates that during this measurement interval, the CAM was disturbed or moved.

**Delayed Start:** Indicates that criteria for closed house conditions were not maintained at least 12 hours prior to placing the CRM device. Therefore, the raw data collected needs to be adjusted to reflect the new average based on the readings after the 1<sup>st</sup> 12 hours.

**Correction Factor:** Upon annual calibration of the CRM device, a correction factor is determined. This is then applied to the test results.

**Statement of Uncertainty:** Any radon testing equipment can be affected by conditions that are not measured by the device and a retest of the same location at a different time may yield different results. Therefore a level of uncertainty is established by applying the following formula: Uncertainty = 1/square root of counts \* 100. Counts equals the number of measurements taken by the monitor during the testing period.

**X** The radon gas measurement was completed and a review of the readings indicates the testing procedures are satisfactory according to EPA protocol. Therefore, the average values contained in this report reflect the radon gas concentration at the time of the test. This test should not be construed as either predictive or supportive of a similar measurement conducted at another time in the same structure.

The radon gas measurement was completed and did not meet EPA protocol do to one or more of the following conditions: Closed house conditions were not met; inconsistent readings indicating tampering; unusual weather conditions/spikes.

The EPA recommends that any lived-in areas of a home or any areas that are suitable for occupancy without renovation be mitigated to below 4 pCi/l. There is uncertainty with any measurement due to statistical variations, daily and seasonal variations due to changes in the weather, and operation of the building. Additionally, possible interference with the necessary test conditions may influence the results. The radon concentration indicated by this short term test does not represent the annual average concentration of radon present in the dwelling tested but serves to indicate the potential for a radon level to which residents are exposed. If your average is equal to or greater than 4.0 pCi/l and less than 10.0 pCi/l, the EPA suggests you have a long term test performed. If your average is greater than 10.0 pCi/l but less than 20.0pCi/l, the EPA suggests you have a short term follow-up test performed. If the level is above 20.0 pCi/l and you are a NYS resident, you are advised to call the NYS Department of Health, Bureau of Environmental Radiation Protection (800-458-1158). You may also visit their web sight [www.epa.gov](http://www.epa.gov). There are also links to the EPA on our web sight [www.expertbuildinginspection.com](http://www.expertbuildinginspection.com)

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This is a Confidential Report, Any Use by Unauthorized Persons Prohibited  
The results detailed above relate only to the item(s) tested and to the sample(s) as received by the laboratory.

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company, Address & Phone  
Expert Building Inspection  
51 Kent Street  
Ballston Spa, NY 12020  
518-312-8782

Company's Business Lic. No.  
NYS Lic #16000008298

Date of Inspection  
10/03/2008

Address of Property Inspected  
123 Main Street  
Anytown, NY 12345

Inspector's Name, Signature & Certification, Registration, or Lic. #  
John Hearn #NYS Lic #16000008298

Structure(s) Inspected  
Single Family Home

**Section II. Inspection Findings** This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- A. No visible** evidence of wood destroying insects was observed.
- B. Visible** evidence of wood destroying insects was observed as follows:
1. Live insects (description and location): \_\_\_\_\_
2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): \_\_\_\_\_
3. **Visible** damage from wood destroying insects was noted as follows (description and location): \_\_\_\_\_

**NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present.** If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes  No  It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

## Section III. Recommendations

- No treatment recommended: (Explain if Box B in Section II is checked) \_\_\_\_\_
- Recommend treatment for the control of: \_\_\_\_\_

## Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement 5, 7, 9, 11, 24
- Crawlspace \_\_\_\_\_
- Main Level 1, 3, 4, 6, 7, 8, 9, 11
- Attic 5, 11
- Garage \_\_\_\_\_
- Exterior 11, 17
- Porch 11
- Addition \_\_\_\_\_
- Other \_\_\_\_\_

The inspector may write out obstructions or use the following optional key:

- |                         |  |
|-------------------------|--|
| 1. Fixed ceiling        | 13. Only visual access                 |
| 2. Suspended ceiling    | 14. Cluttered condition                |
| 3. Fixed wall covering  | 15. Standing water                     |
| 4. Floor covering       | 16. Dense vegetation                   |
| 5. Insulation           | 17. Exterior siding                    |
| 6. Cabinets or shelving | 18. Window well covers                 |
| 7. Stored items         | 19. Wood pile                          |
| 8. Furnishings          | 20. Snow                               |
| 9. Appliances           | 21. Unsafe conditions                  |
| 10. No access or entry  | 22. Rigid foam board                   |
| 11. Limited access      | 23. Synthetic stucco                   |
| 12. No access beneath   | 24. Duct work, plumbing, and/or wiring |

## Section V. Additional Comments and Attachments (these are an integral part of the report)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachments \_\_\_\_\_

**Signature of Seller(s)** or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

# Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. ***This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.***
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

**Expert Building Inspection**

51 Kent Street  
Ballston Spa, NY 12020  
(518) 312-8782

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**Dwelling Address:** 123 Main Street  
Anytown, NY 12345

**Date:** 10/3/2008  
**Doc #** 100308

**Client Name:** John Doe  
123 Main Street  
Anytown, NY 12345

**Phone:** 123-555-1234  
**E-Mail:** John.Doe@gmail.com

**Client's Agent:** Harry Smith

**Real Estate Co:** Roohan Realty

**Inspectors:** John D Hearn  
**NYS Lic #** 16000008298

Mike Garland  
16000033165

### INSPECTION TERMS

**FUNCTIONAL** - Performing its function and its condition is appropriate for its age and use.

**MARGINAL** - Performing some or all of its functions, but not as intended, and/or its condition is not appropriate for its age and use. Requires repair or maintenance to become FUNCTIONAL.

**NON-FUNCTIONAL** - Not performing its function or its condition is not appropriate for its age or use. Replacement or extensive repair will be required to make FUNCTIONAL.

**HAZARDOUS** - An imminent threat and danger to life, health and safety of the occupants of the property. DO NOT USE UNTIL HAZARD IS REMOVED.

**COMMENTS** - Used when other terms are not applicable or additional explanation is needed.

**LACKS MAINTENANCE** - Partially functional, but is in need of normal maintenance and upkeep.

**NA** - Not Applicable

**NV** - Not Evaluated

**Expert Building Inspection**

51 Kent Street  
Ballston Spa, NY 12020  
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**GENERAL INFORMATION**

01	Starting Time	9:00 AM.
02	Area	City.
03	Street	Through, Paved.
04	Weather	Rain, Temp. 30-50°.
05	Soil Conditions	Wet.
06	Main Entry Faces	Northwest.
07	Building Type	Victorian.
08	Stories above Grade	2
09	Estimated Age	Estimated age: Over 100.
10	Sub-Structure	Basement.
12	Dwelling Occupied?	No
13	Water Source	Public.
14	Sewage Disposal	Public.
15	People Present	Client, Client's agent, Family members.

This report represents the condition of the property at the time of inspection. While estimates of anticipated lifespan of some materials or equipment may be expressed, they are only estimates. Appliances are only operated through a short cycle. A visual inspection of readily accessible areas was completed by the inspector and only those areas are included in this report. This is not a code inspection. No destructive testing or dismantling of building components is performed. Inspections are performed in accordance with the NYS Department of State and the National Association of Certified Home Inspectors "Standards of Practice" and "Code of Ethics". No guarantee can be made as to future conditions at the property or the condition of areas or materials not visible to the inspector. Information gathered from third parties deemed reliable but not guaranteed.

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**GROUNDS, STOOPS & STEPS**

<b>Step #</b>	<b>Component</b>	<b>Material Type</b>	<b>Rating</b>	<b>Comments</b>
016	Driveway	Asphalt.	Functional	
017	Walks	Concrete.	Functional	
018	Entry Steps & Stoops	Concrete.	Lacks Maintenance	Front steps spalling.
020	Decks	Treated wood.	Lacks Maintenance	Some rot/deterioration noted behind ledger- <b>Photo 3</b> . Lacks protective finish.
021	Porches	Concrete, Open.	Lacks Maintenance	Front support posts/hand rails lack protective finish.
022	Trees & Shrubs	Trees, Shrubs.	Lacks Maintenance	Keep trees trimmed so as not to overhang roof. Condition of trees & shrubs not evaluated, only their effect on the structure and its components.
024	Gutters, Downspouts & Extensions	Seamless aluminum.	Lacks Maintenance	Debris in gutters-needs cleaning.
025	Drainage & Grade Slope	Flat.	Lacks Maintenance	Lacks grade slope from foundation. Maintain a slope of at least 1 inch per foot within 4 to 6 feet of the foundation.

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**FOUNDATION & EXTERIOR WALLS**

Step #	Component	Material Type	Rating	Comments
028	Wall Covering	Vinyl siding, Aluminum siding.	Lacks Maintenance	In contact / close to the ground on eastern side of structure. Eastern side of structure appears bowed- <b>Photo 1</b> .
030	Trim (Doors, Windows, etc.)	Wood, Metal.	Lacks Maintenance	J-channel not sealed at windows, may allow moisture penetration- <b>Photo 12</b> .
031	Windows, Sashes & Sills	Double hung, Sliding, Insulated glass, Vinyl sash.	Functional	
032	Storm Windows & Screens	Integral.	Functional	
033	Entry Door(s)	Steel insulated.	Functional	
035	Foundation	Stone, Parged.	Lacks Maintenance	Stones loose, mortar cracked /missing- <b>Photo 2</b> . Foundation not visible on eastern side of structure due to siding coverage. Limited visibility at rear of structure.
036	Basement Window(s)	Wood.	Lacks Maintenance	Lacks protective paint / finish.
037	Window Well(s)	None.	N/A	Consider adding window wells and fill to improve grading.
038	Caulking, Flashing & Venting		Lacks Maintenance	Service entries need re-sealing.
039	House Faucet(s)	Seasonal type.	Functional	Not frost free style. Remember to shut off and drain in fall.

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## EXTERIOR ROOF & CHIMNEYS

Step #	Component	Material Type	Rating	Comments
040	Roof Visibility:	Portions. Limited by: building(s), tree(s).	Functional	Viewed from ground with binoculars and window.
042	Slope	Medium, Steep.	Functional	Special equipment needed to access steep roof.
043	Style	Gable, Shed.	Functional	
044	Soffits, Fascia & Trim	Metal, Vinyl.	Functional	
045	Sloped Roof - Covering	Asphalt/fiberglass shingle.	Lacks Maintenance	Estimated age of current roofing: <5 years. Typical normal service life of this type roofing: 30+/- years. Sagging noted, may be pushing outward at side wall.
048	Flashing & Valleys		NV	None visible.
050	Chimney	Structure-masonry, cap-masonry.	Marginal	Lacks rain & animal hood. Liner not visible. Unlined chimneys unsafe for venting gas appliances Possible unsafe condition. Have further evaluation by chimney sweep.
052	Ventilation	Ridge vent, perforated soffit vents.	Lacks Maintenance	Ridge vent not cut open fully. Roof ventilation minimal, consider adding more vents.
054	Plumbing Vent(s)	Cast iron.	Functional	

## HALLS / STAIRS / SAFETY DEVICES

Step #	Component	Material Type	Rating	Comments
175	Walls, Floors & Ceiling	Drywall, Softwood, Lath and Plaster, Carpet.	Functional	
177	Stair rise & run	Painted riser, Hardwood treads.	Functional	
178	Handrails & Guardrails	Wood handrail.	Functional	
181	Smoke Detectors?	Battery.	Yes	Battery missing.
182	Carbon Monoxide Detector?	Plug-in type.	Yes	Suggest adding CO detectors on all levels. Buy plug-in digital units.

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**BASEMENT, CRAWL SPACE, SLAB**

Step #	Component	Material Type	Rating	Comments
072	Visibility	Limited by lack of access.	Functional	
073	Height	Low.		
074	Access	Interior stair, wood, exterior stair, masonry.	Marginal	Stairs lack hand rail, uneven risers are a trip hazard.
076	Floor-Lower Level	Concrete.	Functional	
077	Foundation Wall(s) & Visible Footing(s)	Stone.	Lacks Maintenance	Mortar cracked/ missing.
078	Indications of Moisture?	Wall, floor(s).	Yes	Spot on floor from washer leak- appears corrected by owner. Efflorescence on walls- <b>Photo 10</b> .
079b	Sump Pump	Sump-no pump.	Functional	
080	Column(s) or Bearing Wall(s)	Metal, wood, post(s).	Functional/ Comments	Several additional support posts throughout. May indicate prior floor squeaks/spongy areas.
081	Beams	Double, Solid, 2 x 8, 8 x 8, 2x6.	Functional	
082	1st Floor Structure & Rim Joist	Wood joists, 2 x 8, 16 inch O.C.	Lacks Maintenance	Staining noted at rim joist, some loose bark noted- <b>Photo 9</b> .
083	1st Floor Sub-floor	1x shiplap/T&G boards.	Functional/ Comments	Staining noted below kitchen from past leaks. Does not appear to be ongoing- <b>Photo 5</b> .
085	Insulation & Caulking	Fiberglass.	Functional/ Comments	In part of ceiling only, consider additional insulation.

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**MAIN ELECTRICAL**

Step #	Component	Material Type	Rating	Comments
086	Main Service Panel <b>Photo 6</b>	Power is ON. Entry Overhead. Entry-aluminum.	100 Amp	100 Amp service is considered minimal for today's needs. Panel in basement.
087	Main disconnect	In main panel, breaker(s).	Functional	Radon monitor- <b>Photo 11</b> .
088	Grounding	Water pipe.	Functional	
089	Service Panel 110v	Breaker, copper.	Lacks Maintenance	Corrosion noted- <b>Photo 8</b> , may be leaking through service entry cable. It appears at least 2 circuits lack a ground conductor.
090	Service Panel 220v	Breaker, copper, aluminum.	Lacks Maintenance	Corrosion noted, may be leaking through service entry cable.
093	Wiring in Unfinished Area(s)	Newer romex, BX.	Lacks Maintenance	Some BX rusted/deteriorated.
094	Outlets & Fixtures in Unfinished Area(s)	Fixture.	Functional	

**PLUMBING**

Step #	Component	Material Type	Rating	Comments
098	Water service pipe:	Copper.	Functional	<b>Photo 4</b>
099	Main valve at:	One side of meter.	Functional	Remote meter at exterior.
101	Water Pipes	Copper.	Functional	
102	Waste & Vent Pipes	Plastic.	Functional	
103	Main Waste Cleanout(s)	Front wall/floor.	Functional	
105	Water Heater	Rheem, +/-1996 40 gal., Natural gas. MN-21V40S8 SN-RN0196101107	<b>Hazardous</b>	<b>Lacks extension on relief valve. Install to prevent potential for scalding.</b> This unit is near the end of a typical service life, may need replacement at any time. Consider changing to electric unit with timer.
106	Venting	Metal into masonry flue.	<b>Marginal</b>	<b>Chimney in poor condition in attic. Possible unsafe condition. Recommend further evaluation by a qualified chimney sweep.</b>
107	Fuel Pipe & Lines	Black pipe.	Functional	

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**HEATING & A/C**

<b>Step #</b>	<b>Component</b>	<b>Material Type</b>	<b>Rating</b>	<b>Comments</b>
109	System Description	Warm Air, central, integral A/C.	Functional	
111	Fuel:	Natural gas.		
112	Furnace: <b>Photo 7</b>	Goodman. 2007 MN-GKS90703BXAA SN-0607172692	Functional	Input: 69,0000 Output: 64,000
113	Cabinet, Covering & Doors	Metal cabinet.	Functional	
114	Burner(s) & Heat Exchanger	Partially viewed.	Functional	
115	Controls & Relief Valve	High limit.	Functional	
116	Pump or Blower Fan & Motor	Blower fan, direct drive.	Functional	
117	Filter System	16 x 20 Disposable.	Lacks Maintenance	Installed backwards. Replace filter every 45 days or when dirty.
118	Fuel Pipes & Valves	Black pipe, Track pipe.	Functional	
119	Flue Pipe, Vent Hood & Chimney	PVC direct vent-fresh air intake.	Functional	
120	Ducts & Heat Pipes	Ducts, sheet metal, heating, cooling.	Functional	
122	Thermostat(s)	Digital-set back, heating, cooling.	Functional	
124	A/C Condenser	Goodman +/-2005 MN-6SC130301AE SN-070532406	NV	Not viewed in operation due to low exterior temperatures.

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**LAUNDRY ROOM**

Step #	Component	Material Type	Rating	Comments
125	Evidence of Moisture?		Yes	Leaked at back of washer-owner fixed at inspection.
126	Appliance Items	Clothes washer, dryer: electric.	Functional	GE washer 5+/-, Speed Queen dryer 10+/-.
127	Venting for Dryer	Vented outside.	Lacks Maintenance	Tear in venting in basement. Long run will require frequent cleaning.
128	Electrical Outlets and Fixtures	Standard grounded outlet, 220v for dryer.	Functional	Recommend GFCI protection.

**KITCHEN**

Step #	Component	Material Type	Rating	Comments
129	Visible Heat Source?	Hot air register.	Yes	
130	Walls & Ceiling Condition	Drywall.	Functional	
133	Electrical-GFCI Circuits	Grounded style outlets.	Marginal	Grounded outlet near register ungrounded. Lacks sufficient number of electric outlets. Recommend GFCI protection for all counter outlets.
134	Sink and Plumbing	Single-bowl, Stainless steel sink.	Lacks Maintenance	Signs of past leak at drain.
135	Floors	Ceramic/quarry tile.	Functional	
136	Cabinets	Wood.	Functional	
136a	Ventilation	Range hood-recirculating.	Yes	
137	Countertops	Plastic laminate.	Lacks Maintenance	Lacks end caps at range, needs block to support right end cap.
138	Window(s)	Sliding, Insulated glass, Vinyl sash.	Functional	
139	Appliances	Range: gas, dishwasher, refrigerator.	Functional	Hotpoint Range 5+/-, Maytag Dishwasher 5-10, Frigidaire Refrigerator 5+/-.

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**LIVING AREAS**

<b>Step #</b>	<b>Component</b>	<b>Material Type</b>	<b>Rating</b>	<b>Comments</b>
140	Visible Heat Source?	Hot air register.	No	
141	Walls & Ceiling	Drywall, Lath and Plaster.	Functional	
143	Floors	Carpet, Softwood.	Functional	
145	Windows & Doors	Double hung, Insulated glass, Vinyl sash. Solid wood door & French unit.	Lacks Maintenance	Some difficult to operate/latch. Doors do not latch, one lacks hardware.
146	Outlets & Fixtures	Grounded style-3 prong.	Lacks Maintenance	3 prong receptacles on driveway side lack ground. Front hall outlet has reversed polarity.

**BATHROOM - HALF**

<b>Step #</b>	<b>Component</b>	<b>Material Type</b>	<b>Rating</b>	<b>Comments</b>
155	Walls & Ceiling	Drywall.	Functional	
157	Mechanical Vent	Ceiling vent/light.	Lacks Maintenance	Lens damaged.
158	Floors	Hardwood.	Functional	
159	Windows/Doors	6 Panel masonite.	Functional	No window.
163	Fixtures - Toilet	Standard toilet.	Lacks Maintenance	Toilet loose at floor. May leak if wax seal is broken.
164	Fixtures - Lavatory	Vanity.	Functional	
166	Outlets & Fixtures	Standard grounded outlet.	Functional	Recommend GFCI protection.
167	Caulking/Grout		Functional	

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### BATHROOM - 2nd FLOOR

Step #	Component	Material Type	Rating	Comments
155.2	Walls & Ceiling	Drywall, Lath and Plaster.	Functional	
157.2	Mechanical Vent	Ceiling vent/light.	Functional	
158.2	Floors	Ceramic tile.	Functional	
159.2	Windows/Doors	Double hung, Insulated glass, Vinyl sash.	Functional	
162.2	Fixtures - Tub/Shower	Fiberglass 4 piece.	Lacks Maintenance	Stopper not working.
163.2	Fixtures - Toilet	Standard toilet.	Lacks Maintenance	Toilet loose at floor. May leak if wax seal is broken.
164.2	Fixtures - Lavatory	Vanity.	Functional	
166.2	Outlets & Fixtures	Standard grounded outlet.	Functional	Recommend GFCI protection.
167.2	Caulking/Grout		Functional	Keep tub/shower caulked at walls/floor.

### BEDROOMS

Step #	Component	Material Type	Rating	Comments
169	Walls & Ceiling	Drywall, Lath and Plaster.	Functional	
171	Floors	Hardwood, Softwood.	Functional	
172	Windows	Double hung, Insulated glass, Vinyl sash.	Functional	
173	Outlets & Fixtures	Grounded style.	Lacks Maintenance	Polarity reversed in rear bedroom outlet. Lacks sufficient number of electric outlets.
174	Doors	Solid wood paneled.	Functional	

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**INTERIOR ROOF STRUCTURE, ATTIC & INSULATION**

Step #	Component	Material Type	Rating	Comments
190	Attic access:	Hatch, Ceiling.	Functional	
191	Viewed from:	In attic.		
192	Visibility:	Portions.		Limited/obstructed by lack of access and insulation.
193	Roof Framing	2x4, Rafters, 24 inch O.C.	Functional	
194	Roof Sheathing	Plywood sheathing.	Functional	
195	Indication of Moisture?	Roof.	Yes	Roof sheathing appears mildewed from past moisture due to inadequate ventilation- <b>Photos 13, 18.</b>
196	Chimney or Flue	Masonry.	<b>Marginal</b>	Chimney in disrepair, may allow CO gases to enter home- <b>Photo 14.</b> Unlined chimneys unsafe for venting gas appliances Possible unsafe condition. Have further evaluation by chimney sweep. 2 <sup>nd</sup> chimney no longer in use- <b>Photo 16.</b>
198	Exhaust/Distribution Ducts	Bath.	Functional	Consider insulating duct to deter condensation- <b>Photo 17.</b>
199	Wiring	Newer romex, BX cable.	Functional	
200	Insulation & Location	Fiberglass, Cellulose, blown, roll/batts, ceiling, R-19 or less, R-30.	Lacks Maintenance	Uneven coverage- <b>Photo 15.</b> Consider adding R-11/19 on top of existing in rear attic.
204	Ventilation	Gable louver.	Lacks Maintenance	Attic appears to lack adequate ventilation, consider adding more. Ridge does not appear to be fully opened for vent. Excessively hot temperatures in attic can cause premature failure of roof material. Suggest adding roof vents, attic fan or other to improve air flow.