

# GOLD STANDARD

## HOME STRUCTURAL INSPECTION REPORT

### Sample Report - 123 Anywhere St., Our Town, NY



Front View



Back View

**Please Note: "Buildings are like people, no one is perfect!"**

**"There will always be repairs & maintenance to be completed"**

**"Even new construction may have health & safety concerns"**



*"We provide independent, unbiased, professional reports concerning the health and safety conditions of real estate properties. Any estimated repair costs furnished in this report should not be considered repair quotes to perform the work since it would be a conflict of interest and a violation of professional ethics if any professional inspector provided actual repair services."*

**Rick Bates**

Digitally signed by Rick Bates  
DN: cn=Rick Bates, c=US, o=RickBates.net, ou=Inspection,  
email=Rick@RickBates.net  
Reason: I am the author of this document  
Date: 2006.02.26 11:45:21 -05'00'

**Wednesday, March 1, 2006**

Inspector Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Rick Bates, NYS#16000007336**

# TABLE OF CONTENTS

Sample Report - 123 Anywhere St., Our Town, NY



What the Home Structural Inspection Report "IS"	3
What the Home Structural Inspection Report "IS NOT"	4
Professional Qualifications of the Inspector	5
Key & Site Specific Data	6
Lot & Grounds	7
Exterior	8
Roof	9
Foundation	10
Electrical	11-12
Plumbing	13
Heating	14
Air Conditioning & Ventilation	15
Living, Dining, & Family Rooms	16
Kitchen	17
Bathrooms	18
Bedrooms	19
Attic	20
Garage	21
Summary Part One (Lot & Grounds to Heating)	22
Summary Part Two (AC & Ventilation to Garage)	23



This is an explanation of the general inspection process.

Please read each point carefully to fully understand the scope of this report.

These points limit our liability.

1. This inspection is a ***visual inspection*** of the general systems and components in order to identify items in need of ***immediate major repair or replacement*** (\$500+) A component or system that has been identified as ***"Significantly Deficient"*** is unsafe and/or not functioning as designed in the opinion of the inspector.
2. This inspection is performed without the use of invasive or destructive measures.
3. ***Only readily accessible areas are inspected.*** In the event that an area is blocked, sealed, or concealed, we will not forcibly gain access. No destructive testing or dismantling is performed. ***Client assumes all responsibilities pertaining to the conditions of the areas that are concealed.***
4. The inspector is a generalist and is not an expert in any particular area or trade.
5. This inspection is performed in compliance with generally accepted standards as set forth by the American Society of Home Inspectors (ASHI), the National Association of Home Inspectors (NAHI), and the National Association of Certified Home Inspectors (NACHI). A copy of these standards are available at: [www.ashi.org](http://www.ashi.org), [www.nahi.org](http://www.nahi.org), [www.nachi.org](http://www.nachi.org)
6. ***Any follow-up recommendations***, as noted on the "Summary and Recommendations" sections in this report, ***are the responsibility of the client and must be completed before closing.***
7. The inspection report reflects the observed conditions at the time of the inspection.
8. Client must contact us immediately with any concerns that are contrary to the reported conditions. ***Contact us before any repairs are initiated.*** Top priority is given to all client concerns.
9. The content of this report is confidential material and released solely to the client by the inspector and inspection company. ***The release of information contained in this report is prohibited without the permission of the client and inspection company.***
10. Just like no two homes are alike, no two home inspectors and inspection reports are alike even if performed on the same property at the same time. Although we perform all inspections and write all reports objectively, without regard to any party's personal interests, additional inspections should be considered.

This is an explanation of what this inspection is not and what is not included.

Please read each point carefully to fully understand our limited liability.



1. This inspection is ***not a warranty, guarantee, or insurance policy***. Components are visually inspected and operated with normal controls without regard to life expectancy.
2. This inspection is ***not a substitute for the "Real Estate Property Disclosure"*** furnished by the seller.
3. This building inspection is ***not an engineering analysis, building code compliance report, certificate of occupancy, or zoning ordinance report***. The inspection process and report is not designed or intended to be technically exhaustive.
4. This inspection is ***not a property survey or property appraisal of value***.
5. This inspection ***does not include the following***, whether concealed or not:
  - a) Central fire and security systems
  - b) Intercoms, telephones, televisions, and satellite systems, components and wiring
  - c) Radio-controlled devices, elevators, lifts and dumbwaiters
  - d) Timer controls, i.e.: thermostats, lighting, hot water set-backs, motion sensors, etc.
  - e) Water softeners, water filters, and any other treatment and purification systems
  - f) Pools, spas, saunas, steam bath fixtures and components, unless specifically ordered by the client as an additional service
  - g) Asbestos, lead, formaldehyde, electro-magnetic radiation, radon, mold, above ground storage tanks, underground storage tanks or any other environmental hazard unless specifically ordered by the client as an additional service
  - h) Termites, carpenter ants, powder-post beetles, bores, or any other wood-destroying insect, unless specifically ordered by the client as an additional service
  - i) Private wells, water flow rate, water potability, water nitrates, water lead, and private septic systems, unless specifically ordered by the client as an additional service
  - j) Kitchen and laundry appliances, unless specifically ordered by the client as an additional service

# Professional Qualifications of Inspector Page 5 of 23

**Rick Bates**, CCI, CEI, REEW, RIAQM, RHI



## TECHNICAL CONSULTANT:

- Litigation witness in structural, mechanical, environmental cases 1991-present
- Consultant & trouble shooter for contractors and material suppliers 1990-present
- Consultant to engineers & managers of manufacturing facilities 1987-1991
- Consultant to Realtors, Appraisers, Bankers, and Lawyers 1987-present
- Furnished statistics to trade organizations for training 1988-1992
- Furnished field data & support for NYS Energy Office Training Courses 1988-1992
- Inspected luxury hotels in Cancun, Mexico for Mexican Government 1992
- Regional inspector for Real Estate Support Services (RESS) 1988-1998
- Regional inspector for Residential Inspection Technologies (RES-I-TEC) 1991-1994
- Regional inspector for U.S. Toxic Substance Testing Bureau 1993-1998
- NYS hot Line representative for Environmental Assessment Assoc. 1993-1995
- Interviewed by regional newspaper - structural & environmental issues 1991-present
- Featured presenter at Environmental North American Expo 1994
- Featured presenter for Environmental Education Foundation & EPA 1995-2005
- Featured presenter for Real Estate Expos & Conferences 1995-present
- Chairman of Real Estate Expo & Conference - Las Vegas, NV 1995 & 1999
- Chairman of Environmental Conference - Puerto Rico 1997
- Internet consultant for structural, mechanical, environmental issues 1995-present
- Regularly has published articles in "Environmental Times" newspaper 1995-1999
- Author of (6) inspection training manuals 1996-present

## INSTRUCTOR:

- Numerous home buyer workshops for various agencies & organizations 1988-present
- Design & classroom instruction of "Suspected Asbestos Materials in Buildings" 1989
- Design & classroom instruction of "Residential Electrical Course" 1991
- Design & classroom instruction of "How to Tell the Age of Residential Dwellings" 1991
- Design & classroom instruction of "Heating Codes for Inspectors" 1991
- Design & classroom instruction of "Environmental Impact on Banking" 1992-present
- Design & classroom instruction of "Performing Phase I Environmentals" 1994-present
- Design & classroom instruction of "Performing Effective Home Inspections" 1996-present
- Design, classroom, internet instruction of "Mold Awareness 101, 102, & 103" 2003-present

## SPECIALIZED TRAINING:

- State University of New York - Degree in Land Development 1978
- Includes classroom & field work in surveying, soils, geology, drainage, well & septic systems, site analysis, construction, entomology, plant pathology, botany, environmental contaminants including insecticides, herbicides, & fungicides.
- NYS Academy of Fire Science Certificates in Code Enforcement Practices: 1988
  - NYS Energy Office courses: Energy Conservation Code, Oil Heating, Installation of Steam Boilers, Multi-Family Energy Efficiency, Reducing Indoor Radon 1988-1991
  - NYSTAR certified - program for indoor air quality and super insulated homes 1991
  - Certified Construction Inspector (CCI) designation #3508 1992
  - Certified Environmental Inspector (CEI) designation #8786 1992
  - Specialty Hydronic Heating workshops - European Techniques 1992-1993
  - Employee Relocation Council National Home Inspection Format 1992
  - Americans with Disabilities Act (ADA) - "New & Historic Building Accessibility" 1992
  - International Ground Source Heat Pump Assoc. certification #11932-694. Certified in design, construction, & trouble shooting of geothermal heating systems. 1994
  - Work with environmental physicians on national preventive medicine programs 1994-present
  - Registered Home Inspector (RHI) #2718 1995
  - Registered Indoor Air Quality Manager 1998
  - Registered Environmental Expert Witness 2000
  - New York State Licensed Home Inspector # 16000007336 2005

**The Icons Below Describe Observed Conditions of Inspected Components**



Appears Serviceable - performing intended function safely and as designed



Needs Minor Repair or adjustment to be made serviceable. Cost should not exceed \$500



Health and/or Safety Concern - Threat to human health and safety. Should be given top priority



Significantly Deficient - not performing as intended or designed. May need replacement

**n/a**

Not Applicable, Not Present



Major Expense - More than \$500 to repair or replace



Needs further investigation or inspection by a professional specialist, contractor, engineer, etc.

**"Go to [www.RickBates.net](http://www.RickBates.net) for further information including referrals, recommendations, explanations, guidelines, standards, educational & informative photos,..."**



**SITE SPECIFIC DATA**

Sample Report - 123 Anywhere St., Our Town, NY

Number of Units: Single Family

Occupancy Status: Occupied

Size of Structure: less than 3,000 sq. ft.

Age of Structure: 60-70 years

Temperature: Below Freezing

Weather Conditions: Partly Sunny




Soil Conditions: Frozen









# LOT & GROUNDS

Sample Report - 123 Anywhere St., Our Town, NY

Page 7 of 23






 Serviceable    Minor Repair    Significantly Deficient    Safety Concern    Major Expense    Further Inspect

<b>Driveway</b> 	<b>Location:</b> All areas <b>Type:</b> Pavers <b>Comment:</b>
<b>Sidewalk(s)</b> 	<b>Location:</b> Front <b>Type:</b> Pavers <b>Comment:</b>
<b>Retaining Wall(s)</b> <b>n/a</b>	<b>Location:</b> <b>Type:</b> <b>Comment:</b>
<b>Patio</b> 	<b>Location:</b> Back <b>Type:</b> Pavers <b>Comment:</b>
<b>Slope &amp; Drainage</b> 	<b>Location:</b> Entire Perimeter <b>Type:</b> Vegetative ground cover & shrubs <b>Comment:</b> There is proper drainage slope away from structure
<b>Vegetation</b> 	<b>Location:</b> Perimeter of structure <b>Type:</b> Shrubs & ornamental trees <b>Comment:</b>
<b>Electrical Entrance</b> 	<b>Location:</b> Back <b>Type:</b> Overhead <b>Comment:</b>
<b>Lot &amp; Grounds Summary</b>	No major concerns were observed
<b>Lot &amp; Grounds Recommendations</b>	None at this time

# EXTERIOR

Sample Report - 123 Anywhere St., Our Town, NY

Page 8 of 23

 Serviceable    Minor Repair    Significantly Deficient    Safety Concern    Major Expense    Further Inspect

## Steps & Railings



**Location:** Front & back  
**Type:** Carpeted wood - front, carpeted concrete - back  
**Comment:**

## Deck(s)



**Location:** Back  
**Type:**  
**Comment:**

## Porch(es)



**Location:** Front  
**Type:** Wood  
**Comment:** Newly rebuilt. Carpeting covering wooden floor

## Soffit, Fascia & Trim



**Location:** All areas  
**Type:** Metal & vinyl  
**Comment:**

## Walls & Siding



**Location:** All areas  
**Type:** Vinyl  
**Comment:**

## Hose Faucet(s)



**Location:** Back  
**Type:** Frost free  
**Comment:** Not operational - broken/spit and leaking



## Electrical



**Location:** Front  
**Type:** Ground fault protected  
**Comment:**

## Exterior Summary







No major concerns were observed  
Only minor repairs needed to back hose faucet






## Exterior Recommendations

None at this time

















# ROOF

 Serviceable    Minor Repair    Significantly Deficient    Safety Concern    Major Expense    Further Inspect

<b>Chimney(s)</b> 	<b>Location:</b> Center <b>Type:</b> Masonry block <b>Comment:</b> Common cracks observed Repointing needed at top	
<b>Main Roof</b> 	<b>Inspected:</b> Ladder at eaves/edges <b>Type:</b> Composition shingles <b>Comment:</b>	
<b>Addition(s) Roof</b> 	<b>Inspected:</b> By walking on surface <b>Type:</b> Membrane - liquid coating <b>Comment:</b>	
<b>Porch(es) Roof</b> 	<b>Inspected:</b> By walking on surface <b>Type:</b> Composition shingles <b>Comment:</b>	
<b>Flashing</b> 	<b>Location:</b> All areas <b>Type:</b> Metal <b>Comment:</b>	
<b>Sky Lights</b> <b>n/a</b>	<b>Location:</b> <b>Type:</b> <b>Comment:</b>	
<b>Roof Water Controls</b> 	<b>Location:</b> All areas <b>Type:</b> Metal gutters & downspouts <b>Comment:</b>	
<b>Roof Summary</b>	No major concerns were observed Only minor repairs needed to top of chimney	
<b>Roof Recommendations</b>	None at this time	






# FOUNDATION









 Serviceable    Minor Repair    Significantly Deficient    Safety Concern    Major Expense    Further Inspect

<b>Basement Walls</b> 	<b>Location:</b> All areas <b>Type:</b> Poured concrete <b>Comment:</b>
<b>Basement Floor</b> 	<b>Location:</b> Entire floor area <b>Type:</b> <b>Comment:</b>
<b>Crawl Space(s)</b> 	<b>Inspected:</b> Entered <b>Type:</b> Piers <b>Comment:</b> Under back kitchen addition Plastic vapor barrier and insulation observed
<b>Framing</b> 	<b>Location:</b> All areas <b>Type:</b> Dimensional lumber <b>Comment:</b> Not fully visible - partially finished basement
<b>Supports</b> 	<b>Location:</b> Under main beams <b>Type:</b> Metal screw jack posts <b>Comment:</b> No evidence of any settling or movement
<b>Moisture Controls</b> 	<b>Location:</b> Basement floor <b>Type:</b> Floor drain at front of basement <b>Comment:</b> Humidifier installed for seasonal operation
<b>Electrical</b>  	<b>Location:</b> Laundry area at ceiling by stairway <b>Type:</b> Non-Metalic (NM) cable <b>Comment:</b> Cover missing Exposed wire connections
<b>Foundation Summary</b>	No major concerns were observed Only minor repairs needed
<b>Foundation Recommendations</b>	Recommend proper wire connections and cover at laundry room junction box



# ELECTRICAL

 Serviceable    Minor Repair    Significantly Deficient    Safety Concern    Major Expense    Further Inspect

<b>Main Panel</b> 	<b>Location:</b> Basement <b>Type:</b> Circuit breakers <b>Comment:</b>	
<b>Main Conductor</b> 	<b>Location:</b> Exterior <b>Type:</b> Aluminum <b>Comment:</b>	
<b>Ground</b> 	<b>Location:</b> Exterior rods <b>Type:</b> Copper wire with cable clamps <b>Comment:</b>	
<b>Sub Panel #1</b> <b>n/a</b>	<b>Location:</b> <b>Type:</b> <b>Comment:</b>	
<b>Sub Panel #2</b> <b>n/a</b>	<b>Location:</b> <b>Type:</b> <b>Comment:</b>	
<b>Branch Wiring</b>  	<b>Location:</b> Basement stairway <b>Type:</b> Light switch box <b>Comment:</b> Exposed wires at back of box	
<b>Capacity</b> 	<b>Amps:</b> 100 <b>Volts:</b> 120/240 volts <b>Comment:</b> Appears adequate for present occupants	


**Electrical Panel Summary**    No major concerns were observed  
Only minor repairs needed to branch circuit wiring

**Electrical Panel Recommendations**    None at this time

# ELECTRICAL Areas

Sample Report - 123 Anywhere St., Our Town, NY







Page 12 of 23










<b>Entrance</b> page 7	<b>Location:</b> Back <b>Type:</b> Overhead <b>Comment:</b>	
<b>Exterior</b> page 8	<b>Location:</b> Front <b>Type:</b> Ground fault protected <b>Comment:</b>	
<b>Foundation</b> page 9	<b>Location:</b> Laundry area at ceiling by stairway <b>Type:</b> Non-Metallic (NM) cable <b>Comment:</b> Cover missing Exposed wire connections	
<b>Heating</b> page 14	<b>Comment:</b>	
<b>AC</b> page 15	<b>Comment:</b>	
<b>LR,DR,FMLY</b> <b>Rms</b> page 16	<b>Location:</b> All rooms <b>Type:</b> Older ungrounded outlets <b>Comment:</b> Consider upgrading at some time Smoke detector operational in living room	
<b>Kitchen</b> page 17	<b>Location:</b> Counter area <b>Type:</b> Ground fault protected <b>Comment:</b>	
<b>Bathroom(s)</b> page 18	<b>Location:</b> Hall <b>Type:</b> Ground fault protected <b>Comment:</b> Has been updated since original construction	
<b>Bedrooms</b> page 19	<b>Location:</b> All bedrooms <b>Type:</b> Grounded (3) prong outlets <b>Comment:</b> Appears to be upgraded since initial construction Carbon Monoxide and smoke detectors operational	
<b>Attic</b> page 20	<b>Location:</b> Main attic area <b>Type:</b> Non-Metallic (NM) cable <b>Comment:</b>	
<b>Garage</b> page 21	<b>Location:</b> <b>Type:</b> <b>Comment:</b>	

# PLUMBING







Sample Report - 123 Anywhere St., Our Town, NY

Page 13 of 23

 Serviceable    Minor Repair    Significantly Deficient    Safety Concern    Major Expense    Further Inspect

<b>Water Source</b> 	<b>Location:</b> Front <b>Type:</b> Municipal <b>Comment:</b>
<b>Main Line</b> 	<b>Location:</b> Basement <b>Type:</b> Copper 3/4 inch <b>Comment:</b> Has been replaced since initial construction
<b>Supply Lines</b> 	<b>Location:</b> Throughout structure <b>Type:</b> Mixture of pipe types <b>Comment:</b> Most appear to have been upgraded recently
<b>Laundry</b> 	<b>Location:</b> Basement <b>Type:</b> Natural gas dryer vented to the exterior <b>Comment:</b> Proper type piping with taped joints used
<b>Waste Lines</b> 	<b>Location:</b> Basement <b>Type:</b> Plastic <b>Comment:</b> Broken hanger and minor pipe leakage observed 
<b>Fuel System</b> 	<b>Location:</b> Exterior <b>Type:</b> Natural gas <b>Comment:</b> No gas leaks observed
<b>Water Heater</b> 	<b>Gallons:</b> On demand <b>Type:</b> Natural gas <b>Comment:</b> Leaking observed at relief valve Replacement of relief valve needed 
<b>Plumbing Summary</b>	No major concerns were observed Only minor repairs needed to waste line in laundry room and water heater relief valve
<b>Plumbing Recommendations</b>	Recommend a professional plumbing make the minor repairs to stop the leaks

# HEATING

 Serviceable    Minor Repair    Significantly Deficient    Safety Concern    Major Expense    Further Inspect

## Main system



**Fuel:** Natural gas  
**Type:** Forced air  
**Comment:**



## Second system

n/a

**Fuel:**  
**Type:**  
**Comment:**

## Electrical Controls



**Location:** At separate disconnect  
**Type:** Unit wiring  
**Comment:**

## Burners



**Location:** Center  
**Comment:** Minor corrosion observed

## Combustion Air



**Location:** Interior  
**Type:** Fan induced  
**Comment:** Make-up air provided from crawl space

## Venting



**Location:** Exterior below kitchen area  
**Type:** Direct vented  
**Comment:**

## Distribution



**Location:** All areas  
**Type:** Ducts  
**Comment:** All rooms have a source from the system  
Central first floor return air observed

## Heating Summary

No major concerns were observed







## Heating Recommendations








Be sure to activate system on any final walk through inspection

# AC & VENTILATION

Sample Report - 123 Anywhere St., Our Town, NY








Page 15 of 23

 Serviceable    Minor Repair    Significantly Deficient    Safety Concern    Major Expense    Further Inspect

<b>Air Conditioning</b> 	<b>Fuel:</b> Electric <b>Type:</b> Central electric <b>Comment:</b> Outside temp below 65 deg. F Too cold to operate and test properly
<b>AC Wiring</b> 	<b>Location:</b> At compressor <b>Type:</b> Flex Conduit <b>Comment:</b>
<b>AC Condensate</b> 	<b>Location:</b> Below unit <b>Type:</b> Condensate pump <b>Comment:</b>
<b>AC Distribution</b> 	<b>Location:</b> All areas <b>Type:</b> As part of furnace ducts <b>Comment:</b>
<b>Kitchen Fan</b> 	<b>Location:</b> Above cooking appliance <b>Type:</b> Hood vented to exterior <b>Comment:</b>
<b>Hall Bath Fan</b> 	<b>Location:</b> Ceiling mounted <b>Type:</b> Discharges to exterior <b>Comment:</b>
<b>Master Bath Fan</b> 	<b>Location:</b> Ceiling mounted <b>Type:</b> Discharges to exterior <b>Comment:</b>

**AC & Ventilation Summary**   No major concerns were observed

**AC & Ventilation Recommendations**   None at this time






<p><b>Stairway</b></p> 	<p><b>Location:</b> To basement  <b>Type:</b> Carpeted  <b>Comment:</b></p>
<p><b>Ceilings</b></p> 	<p><b>Location:</b> All rooms  <b>Type:</b> Block tile  <b>Comment:</b></p>
<p><b>Walls</b></p> 	<p><b>Location:</b> All rooms  <b>Type:</b> Plaster  <b>Comment:</b></p>
<p><b>Floors</b></p> 	<p><b>Location:</b> All rooms  <b>Type:</b> Carpet  <b>Comment:</b></p>
<p><b>Windows &amp; Doors</b></p> 	<p><b>Location:</b> All rooms  <b>Type:</b> Double hung  <b>Comment:</b></p>
<p><b>Fireplace(s)</b></p> <p><b>n/a</b></p>	<p><b>Location:</b>  <b>Type:</b>  <b>Comment:</b></p>
<p><b>Electrical</b></p> 	<p><b>Location:</b> All rooms  <b>Type:</b> Older ungrounded outlets  <b>Comment:</b> Consider upgrading at some time                  Smoke detector operational in living room</p>
<p><b>Heat &amp; A/C</b></p> 	<p><b>Location:</b> All rooms  <b>Type:</b> Forced air  <b>Comment:</b></p>









**LR,DR,Fmly Rms Summary** No major concerns were observed

**LR,DR,Fmly Rm Recommendations** None at this time









# KITCHEN












 Serviceable    Minor Repair    Significantly Deficient    Safety Concern    Major Expense    Further Inspect

<b>Sink(s)</b> 	<b>Comment:</b> Garbage disposal operated normal
<b>Ceilings</b> 	<b>Location:</b> Entire kitchen area <b>Type:</b> Plaster <b>Comment:</b> Common cracks observed
<b>Walls</b> 	<b>Location:</b> Entire kitchen area <b>Type:</b> Papered <b>Comment:</b>
<b>Floors</b> 	<b>Location:</b> Entire kitchen area <b>Type:</b> Vinyl <b>Comment:</b>
<b>Windows &amp; Doors</b> 	<b>Location:</b> Window <b>Type:</b> Double hung <b>Comment:</b>
<b>Counter &amp; Cabinets</b> 	<b>Location:</b> By sink <b>Type:</b> Solid core material <b>Comment:</b> Moisture stained at backsplash on wall paper
<b>Electrical</b> 	<b>Location:</b> Counter area <b>Type:</b> Ground fault protected <b>Comment:</b>
<b>Heat &amp; A/C</b> 	<b>Location:</b> Floor <b>Type:</b> Forced air <b>Comment:</b>
<b>Kitchen Summary</b>	No major concerns were observed Appliances not tested with this type inspection
<b>Kitchen Recommendations</b>	None at this time
















# BATHROOMS

 Serviceable  
  Minor Repair  
  Significantly Deficient  
  Safety Concern  
  Major Expense  
  Further Inspect

<p><b>CeilingWallsFlrs</b></p> 	<p><b>Location:</b> Hall</p> <p><b>Type:</b> Sheetrock</p> <p><b>Comment:</b> Peeling paint observed - not considered structural</p>	
<p><b>Toilet(s)</b></p> 	<p><b>Location:</b> Hall</p> <p><b>Comment:</b> Floor behind toilet has separation in vinyl pieces Floor is solid - appears to be cosmetic</p>	
<p><b>Sink(s)</b></p> 	<p><b>Location:</b> Hall</p> <p><b>Comment:</b> Common wear observed Dripping from hot water faucet observed</p>	
<p><b>Tub(s)</b></p> 	<p><b>Location:</b> Hall</p> <p><b>Comment:</b></p>	
<p><b>Shower(s)</b></p> 	<p><b>Location:</b> Hall as part of tub assembly</p> <p><b>Comment:</b></p>	
<p><b>Windows &amp; Doors</b></p> 	<p><b>Location:</b> Hall</p> <p><b>Comment:</b> Operable</p>	
<p><b>Electrical</b></p> 	<p><b>Location:</b> Hall</p> <p><b>Type:</b> Ground fault protected</p> <p><b>Comment:</b> Has been updated since original construction</p>	
<p><b>Heat &amp; A/C</b></p> 	<p><b>Location:</b> Hall</p> <p><b>Type:</b> Forced air</p> <p><b>Comment:</b></p>	
<p><b>Bathroom Summary</b></p>	<p>No major concerns were observed</p> <p>Only minor &amp; typical repairs needed along with some cosmetic repairs.</p>	
<p><b>Bathroom Recommendations</b></p>	<p>None at this time</p>	

# BEDROOMS

 Serviceable    Minor Repair    Significantly Deficient    Safety Concern    Major Expense    Further Inspect

<b>Stairway</b> 	<b>Location:</b> To second floor <b>Type:</b> Carpeted <b>Comment:</b>
<b>Ceilings</b> 	<b>Location:</b> All bedrooms <b>Type:</b> Plaster <b>Comment:</b> Common cracks observed Some peeling paint - not considered structural
<b>Walls</b> 	<b>Location:</b> All bedrooms <b>Type:</b> Papered <b>Comment:</b>
<b>Floors</b> 	<b>Location:</b> All bedrooms <b>Type:</b> Carpet <b>Comment:</b>
<b>Windows &amp; Doors</b> 	<b>Location:</b> All bedrooms <b>Type:</b> Double hung <b>Comment:</b>
<b>Fireplace(s)</b> <b>n/a</b>	<b>Location:</b> <b>Type:</b> <b>Comment:</b>
<b>Electrical</b> 	<b>Location:</b> All bedrooms <b>Type:</b> Grounded (3) prong outlets <b>Comment:</b> Appears to be upgraded since initial construction Carbon Monoxide and smoke detectors operational
<b>Heat &amp; A/C</b> 	<b>Location:</b> Floor <b>Type:</b> Forced air <b>Comment:</b> A source of heat was observed in each room









## Bedrooms Summary








No major concerns were observed

## Bedrooms Recommendations

None at this time

# ATTIC







 Serviceable    Minor Repair    Significantly Deficient    Safety Concern    Major Expense    Further Inspect






<b>Access</b> 	<b>Inspected :</b> By walking/crawling through <b>Type:</b> Walk-up <b>Comment:</b>
<b>Roof Framing</b> 	<b>Location:</b> Main attic area <b>Type:</b> Wooden rafters <b>Comment:</b>
<b>Roof Decking</b> 	<b>Location:</b> Entire attic area <b>Type:</b> Planks <b>Comment:</b>
<b>Attic Floor</b> 	<b>Location:</b> Main attic area <b>Type:</b> Partially covered <b>Comment:</b>
<b>Ventilation</b> 	<b>Location:</b> Main attic area <b>Type:</b> Ridge & soffit <b>Comment:</b>
<b>Insulation</b> 	<b>Location:</b> Throughout attic area <b>Type:</b> Fiberglass <b>Comment:</b> 6 inch thickness with vapor barrier
<b>Electrical</b> 	<b>Location:</b> Main attic area <b>Type:</b> Non-Metallic (NM) cable <b>Comment:</b>

**Attic Summary**      No major concerns were observed

**Attic Recommendations**      None at this time

# GARAGE

 Serviceable     Minor Repair     Significantly Deficient     Safety Concern     Major Expense     Further Inspect

<b>Roof</b> 	<b>Inspected:</b> Ladder at eaves/edges <b>Type:</b> Composition shingles <b>Comment:</b>
<b>Ceiling</b> 	<b>Location:</b> Entire garage area <b>Type:</b> Unfinished <b>Comment:</b>
<b>Walls</b> 	<b>Location:</b> Entire garage area <b>Type:</b> Not yet finished <b>Comment:</b>
<b>Floor</b> 	<b>Location:</b> Entire floor area <b>Type:</b> Poured concrete <b>Comment:</b> Common cracks observed
<b>Windows &amp; Passage Doors</b> <b>n/a</b>	<b>Location:</b> <b>Type:</b> <b>Comment:</b>
<b>Vehicle Door(s)</b> 	<b>Type:</b> Swinging <b>Safety:</b> None installed - no automatic opener <b>Comment:</b> Door is manually operated
<b>Electrical</b> <b>n/a</b>	<b>Location:</b> <b>Type:</b> <b>Comment:</b>
<b>Garage Summary</b>	No major concerns were observed
<b>Garage Recommendations</b>	No recommendations at this time

# Summary Part One

Sample Report - 123 Anywhere St., Our Town, N'



Only items potentially in need of \$500 or more in repairs or replacement are priced in this summary

*Follow-up recommendations are the responsibility of the client to be completed before closing.*

Be sure to obtain competitive quotes from actual professional contractors capable of performing the work

## LOT & GROUNDS page 7

No major concerns were observed

None at this time

Follow-up  
Recommendations:

## EXTERIOR page 8

No major concerns were observed

Only minor repairs needed to back hose faucet

None at this time

Follow-up  
Recommendations:

## ROOF page 9

No major concerns were observed

Only minor repairs needed to top of chimney

None at this time

Follow-up  
Recommendations:

## FOUNDATION page 10

No major concerns were observed

Only minor repairs needed

Recommend proper wire connections and cover at laundry room junction box

Follow-up  
Recommendations:

## ELECTRICAL pages 11-12

No major concerns were observed

Only minor repairs needed to branch circuit wiring

None at this time

Follow-up  
Recommendations:

## PLUMBING page 13

No major concerns were observed

Only minor repairs needed to waste line in laundry room and water heater relief valve

Recommend a professional plumbing make the minor repairs to stop the leaks

Follow-up  
Recommendations:

## HEATING page 14

No major concerns were observed

Be sure to activate system on any final walk through inspection

Follow-up  
Recommendations:

# Summary Part Two

Sample Report - 123 Anywhere St., Our Town, NY



Only items potentially in need of \$500 or more in repairs or replacement are priced in this summary

*Follow-up recommendations are the responsibility of the client to be completed before closing.*

Be sure to obtain competitive quotes from actual professional contractors capable of performing the work

## VENTILATION & AC page 15

No major concerns were observed

None at this time

Follow-up  
Recommendations:

## LR, DR, FMLY Rooms pages 16

No major concerns were observed

None at this time

Follow-up  
Recommendations:

## KITCHEN page 17

No major concerns were observed

Appliances not tested with this type inspection

None at this time

Follow-up  
Recommendations:

## BATHROOMS page 18

No major concerns were observed

Only minor & typical repairs needed along with some cosmetic repairs.

None at this time

Follow-up  
Recommendations:

## BEDROOMS page 19

No major concerns were observed

None at this time

Follow-up  
Recommendations:

## ATTIC page 20

No major concerns were observed

None at this time

Follow-up  
Recommendations:

## GARAGE page 21

No major concerns were observed

No recommendations at this time

Follow-up  
Recommendations: