Closer Look Property Inspections Inc

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Property Inspection Report

Client(s): **Mr. Buyer**
Property address: **145-11 Some Where Street**
Springfield Gardens, New York
Inspection date: **8/17/2010**

This report published on Thursday, August 26, 2010 1:33:29 PM EDT

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Structural Pest Inspection Concerns

Concerns relating to the structural pest inspection are shown as follows:

	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Click here for a glossary of building construction terms.

General Information

Time started: 4:30 PM
Time finished: 7:00 pm
Present during inspection: Client
Client present for discussion at end of inspection: Yes
Weather conditions: Partly cloudy
Temperature: Hot
Ground condition: Dry
Inspection fee: $300
Type of building: Duplex
Front of building faces: West
Main entrance faces: West
Occupied: No

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1) The natural gas service was turned off. As a result, some appliances such as water heater(s), forced air furnace(s), gas fireplace(s), stove(s), range(s) and/or gas supply lines weren't fully evaluated. The inspector was unable to test for gas leaks.

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2) Electricity was not available during the inspection (service turned off or not fully installed, main disconnect tripped, etc.). As a result, branch circuit wiring, fixtures such as lights and fans, switches, ground fault circuit interrupter (GFCI) devices, arc fault circuit interrupter (AFCI) devices, and some appliances such as water heaters, forced air furnaces, heat pump or air conditioning units, and kitchen appliances weren't fully evaluated.

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3) 3. Limitations, Exceptions & Exclusions
3.1. Limitations:

I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the insurability of the property.
VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
IX. An inspection does not include items not permanently installed.
X. These Standards of Practice apply only to homes with four or fewer dwelling units.
3.2. Exclusions:

I. The inspectors are not required to determine:

A. property boundary lines or encroachments.
B. the condition of any component or system that is not readily accessible.
C. the service life expectancy of any component or system.
D. the size, capacity, BTU, performance, or efficiency of any component or system.
E. the cause or reason of any condition.
F. the cause for the need of repair or replacement of any system or component.
G. future conditions.
H. compliance with codes or regulations.
I. the presence of evidence of rodents, animals or insects.
J. the presence of mold, mildew or fungus.
K. the presence of air-borne hazards.
L. the presence of birds.
M. the presence of other flora or fauna.
N. the air quality.
O. the existence of asbestos.
P. the existence of environmental hazards.
Q. the existence of electro-magnetic fields.
R. the presence of hazardous materials including, but not limited to, the presence of lead in paint.
S. any hazardous waste conditions.
T. any manufacturer's recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
U. operating costs of systems.

V. replacement or repair cost estimates.
W. the acoustical properties of any systems.
X. estimates of the cost to operating any given system.

II. The inspectors are not required to operate:

A. any system that is shut down.
B. any system that does not function properly.
C. or evaluate low-voltage electrical systems such as, but not limited to:
1. phone lines;
2. cable lines;
3. antennae;
4. lights; or
5. remote controls.
D. any system that does not turn on with the use of normal operating controls.
E. any shut-off valves or manual stop valves.
F. any electrical disconnect or over current protection devices.
G. any alarm systems.
H. moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

A. move any personal items or other obstructions, such as, but not limited to:
1. throw rugs;
2. furniture;
3. floor or wall coverings;
4. ceiling tiles;
5. window coverings;
6. equipment;
7. plants;
8. ice;
9. debris;
10. snow;
11. water;
12. dirt;
13. foliage; or
14. pets.

B. dismantle, open, or uncover any system or component.
C. enter or access any area which may, in the opinion of the inspector, be unsafe.
D. enter crawlspaces or other areas that are unsafe or not readily accessible.
E. inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
F. do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
G. inspect decorative items.
H. inspect common elements or areas in multi-unit housing.
I. inspect intercoms, speaker systems, radio-controlled security devices, or lawn irrigation systems.
J. offer guarantees or warranties.
K. offer or perform any engineering services.
L. offer or perform any trade or professional service other than home inspection.
M. research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
N. determine the age of construction or installation of any system structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
O. determine the insurability of a property.
P. perform or offer Phase 1 environmental audits.
Q. inspect on any system or component which is not included in these standards.

Grounds

Limitations: The following items are not included in this inspection: swimming pools, spas, hot tubs, water features and related equipment; playground, recreation or leisure equipment; landscape lighting; areas below exterior structures with less than three feet of vertical clearance; irrigation systems; invisible fencing; sea walls, docks and

boathouses. Any comments made regarding these items are as a courtesy only. Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs and roof downspouts. The inspector does not provide an evaluation of geological conditions and/or site stability, compliance of pool or spa fencing with municipal requirements, or determination that deck, balcony and/or stair membranes are watertight.
Condition of fences and gates: Appeared serviceable
Fence and gate material: Wrought iron
Condition of retaining walls: Appeared serviceable
Retaining wall material: Concrete
Site profile: Minor slope
Condition of driveway: Appeared serviceable
Driveway material: Poured in place concrete
Condition of sidewalks and/or patios: Appeared serviceable
Condition of decks, porches and/or balconies: Required repairs, replacement and/or evaluation (see comments below)
Condition of guardrails: Appeared serviceable
Deck, porch and/or balcony material: Masonry
Condition of exterior stairs: Appeared serviceable
Condition of handrails: Appeared serviceable
Exterior stair material: Masonry

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4) The porch has holes and cracks that should be sealed to prevent rain water and wood destroying insects from entering. It appears the foundation for the cement is substandard. Recommend a qualified contract repair or replace if needed.


Photo 1
Holes on front


Photo 11
Holes in front


Photo 18


Photo 26

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5) Evidence of poor drainage was found at the drain at the bottom of the basement stairs. The drain appears to be clogged. A qualified person should evaluate and repair as necessary to prevent water from entering the building in the future.

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6) Recommend sealing the gaps between the structure and ground to prevent rain water, moisture and wood destroying insects from entering the structure.
Weeds are now growing in these areas and should be removed as it will retain moisture which could cause mold growth.

Photo 35

Photo 36
Seal spaces between ground and foundation wall

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7) The basement window frame on the north side has some carpenter ant damage. Recommend replacing the frames and treating the house for carpenter ants.

Photo 9
Carpenter ant damage

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8) Vegetation such a,shrubs and vines was in contact with or less than one foot from the building exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the building exterior.

Photo 3
Vegetation on structure

Photo 8
Vegetation in contact with structure

Photo 37

9) Minor cracks, settlement, and deterioration were found in some sidewalk sections. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client may wish to have repairs made or have cracked sections replaced for aesthetic reasons.

Exterior / Foundation

Limitations: The following items are not included in this inspection: below-grade foundation walls and footings, or those obscured by vegetation or building components; exterior building surfaces or components obscured by vegetation, stored items or debris. Any comments made regarding these items are as a courtesy only. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determination the adequacy of sump pumps, seismic reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

Exterior
I. The inspector shall inspect:

A. the siding, flashing and trim;
B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias;
C. and report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than 4 inches in diameter;
D. a representative number of windows;
E. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
F. and describe the exterior wall covering.
II. The inspector is not required to:

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
C. inspect geological, geotechnical, hydrological and/or soil conditions.
D. inspect recreational facilities or playground equipment.
E. inspect seawalls, break-walls and docks.
F. inspect erosion control and earth stabilization measures.
G. inspect for safety-type glass.
H. inspect underground utilities.
I. inspect underground items.
J. inspect wells or springs.
K. inspect solar, wind, or geothermal systems.
L. inspect swimming pools or spas.
M. inspect septic systems or cesspools.
N. inspect sprinkler systems.
O. inspect drain fields or drywells.
P. determine the integrity of the thermal window seals or damaged glass.
Q. inspect any damaged glass.
Condition of wall covering: Appeared serviceable
Apparent wall structure: Wood frame
Wall covering: Stucco, Vinyl, Brick veneer
Foundation type: Finished basement
Foundation material: Not determined
Footing material: Not determined
Condition of floor substructure: Appeared serviceable
Pier or support post material: Steel
Beam material: Not determined
Floor structure: Solid wood joists
Condition of the basement: Appeared serviceable

10) The windows in the front has wide gaps and no insulation. The windows appear to be to small and not screwed into the window frame.Rain water and moisture as well as wood destroying insects can cause damage if not corrected. This condition can also cause mold and heat loss. Recommend a qualified contractor repair as needed.

Photo 22
Large gaps at front window

Photo 23
Large gaps at front window

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11) Rot or water damage was found at one or more sections of window frames. A qualified person should evaluate and repair as necessary. All rotten wood should be replaced.

Photo 2
replace basement windows

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12) Cracks, and damage were found in some areas of the stucco siding on the south side rear . A qualified contractor should evaluate and make repairs and/or replace stucco siding as necessary.

Photo 10
Damaged Stucco

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13) The shingle covering over the front bay window are installed with dry wall screws. Dry wall screws are not intended for this use and is a potential leak area. Recommend a qualified roofing contractor install the proper nails to prevent any leaks.

Photo 24
Dry wall screws installed on roof shingles

Photo 25
Dry wall screws installed on roof shingles

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14) The frame around the bay windows are not capped and caulked which can attract moisture and wood destroying insects.

Photo 7
Gap at front window and missing cap

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15) Caulk was missing in some areas. For example, around windows, around doors. A qualified person should repair or replace as necessary. For more information, visit:
http://www.reporthost.com/_docs/FPL_Caulking_Ins_Outs.pdf

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16) The basement sink is leaking water. Recommend tightening the pipes under the sink. The bathroom sink on the main floor is leaking into the basement. A qualified plumber should evaluate and repair as needed.

Roof / Attic

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation; solar roofing components; any comments made regarding these items are as a courtesy only. Note that the inspector does not determination if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection. To absolutely determine than no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.

2.1. Roof

I. The inspector shall inspect from ground level or eaves:

A. the roof covering;
B. the gutters;
C. the downspouts;
D. the vents, flashings, skylights, chimney and other roof penetrations; and
E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

A. walk on any pitched roof surface.
B. predict the service life expectancy.
C. inspect underground downspout diverter drainage pipes.
D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
E. move insulation.
F. inspect antennae, lightning arresters, de-icing equipment, or similar attachments.
G. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
H. walk on any roof areas if it might, in the opinion of the inspector, cause damage.
I. perform a water test.
J. warrant or certify the roof.
K. confirm proper fastening.
Condition of roof structure: Appeared serviceable
Roof type: Hipped
Roof inspection method: Traversed
Condition of shingle and/or shake roof surface materials: Appeared serviceable
Roof surface material: Asphalt or fiberglass composition shingles
Apparent number of layers of roof surface material: One
Condition of gutters, downspouts and extensions: Appeared serviceable
Gutter and downspout material: Metal
Gutter and downspout installation: Full
Roof structure type: Rafters
Ceiling structure: Ceiling beams
Roof ventilation: Appears serviceable

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17) Many roof flashing were missing. Leaks may occur as a result. A qualified contractor should evaluate and repair as necessary.

Photo 15
Flashing should be installed over shingles

Photo 20
Flashing should be installed over shingles

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18) Extensions such as splash blocks or drain pipes for all downspouts were missing. Water may accumulate around the building foundation as a result. A qualified person should evaluate and repair, replace or install as necessary

Photo 13
Downspount extension needed

Photo 34

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19) It appears that there are no valley flashing installed. Valley flashing are effective in draining rain water

into the gutters. This is a potential leak area and should be monitored. Recommend that a roof contractor in stall a metal valley flashing.

Photo 21
Valley flashing needed

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20) The exhaust PVC pipe does not have a boot flashing installed. Rain water is entering this area and can cause serious interior damage. It is also a conducive condition for wood destroying insects. Recommend a roof contractor install a boot flashing to cover the existing opening and keep rain water from entering the structure.

Photo 14
Boot flashing needed

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21) The chimney does not have a step flashing and counter flashing installed. These flashing are needed to keep rain water and moisture from entering the structure. The bedroom closet on the second floor shows a wet stain on the ceiling close to the chimney area. It may be leaking as a result of the missing flashing. Recommend a roof contractor install the step and counter flashing as needed.

Photo 17
Counter & Step flashing needed

Photo 19
Counter & Step flashing needed.

Electric

Limitations: The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs, nor determine the operability of every wall switch.

2.7. Electrical

I. The inspector shall inspect:

A. the service drop/lateral;
B. the meter socket enclosures;
C. the means for disconnecting the service main;
D. and describe the service disconnect amperage rating, if labeled;
E. panelboards and overcurrent devices (breakers and fuses);
F. and report on any unused circuit breaker panel openings that are not filled;
G. the service grounding and bonding;
H. a representative number of switches, lighting fixtures, and receptacles, including receptacles observed and deemed to be AFCI-protected during the inspection using the AFCI test button, where possible;
I. and test all Ground Fault Circuit Interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs during the inspection using a GFCI tester, where possible;
J. and report the presence of solid conductor aluminum branch circuit wiring, if readily visible;
K. and report on any tested receptacles in which power was not present, polarity is incorrect, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, evidence of arcing or excessive heat is present, or where the receptacle is not grounded or is not secured to the wall;
L. the service entrance conductors and the condition of the conductor insulation;
M. and report the absence of smoke detectors; and
N. service entrance cables, and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade or rooftops.
II. The inspector is not required to:

A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
B. operate electrical systems that are shut down.
C. remove panelboard cabinet covers or dead front covers, if they are not readily accessible.
D. operate or reset overcurrent protection devices or overload devices.
E. operate non-accessible smoke detectors.
F. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
G. inspect the fire or alarm system and components.
H. inspect the ancillary wiring or remote control devices.
I. activate any electrical systems or branch circuits which are not energized.
J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
K. verify the service ground.
L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
M. inspect spark or lightning arrestors.
N. inspect or test de-icing equipment.
O. conduct voltage drop calculations.
P. determine the accuracy of labeling.
Q. inspect exterior accent lighting.
Electric service condition: Appeared serviceable
Primary service type: Overhead
Number of service conductors: 3
Service voltage (volts): 120
Service amperage (amps): 100
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Copper
Main disconnect rating (amps): 100
System ground: Ground rod(s) in soil, Cold water supply pipes
Condition of main service panel: Appeared serviceable
Condition of sub: Appeared serviceable
Location of main service panel #A: Basement
Location of sub-panel #B: Main floor
Location of sub-panel #C: Second floor
Location of main disconnect: Breaker at top of main service panel
Branch circuit wiring type: (BX) Armor clad flexible
Condition of branch circuit wiring: Serviceable
Smoke detectors present: Yes
Carbon monoxide detectors present: No

Smoke detector power source: Battery

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22) Some electric receptacles had reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

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23) One or more screws were missing from the cover to panel #A and should be replaced. Because energized wiring may exist behind the holes with the missing screws, recommend that a qualified, licensed electrician replace these screws, or that care be taken to ensure that the new screws do not come in contact with wiring inside the panel when they are installed. Stock screws from the panel manufacturer should be used, or their equivalent.

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24) The G.F.C.I receptacles on the exterior needs a weather protected cover to prevent water and moisture from entering. The receptacle in the front has no power. Recommend a licensed electrical contractor evaluate and repair as needed.

Photo 29
Exterior outlet needs cover

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25) Both the ground driven rod and the cold water ground is currently connected to the same grounding conductor. They both should have separate conductors which is number six grounding conductor connected to the main service panel. Recommend a qualified electrical contractor evaluate and make the proper connections as needed.

Photo 38
Cold water grounding conductor
connected to ground rod

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26) The G.F.C.I receptacle in the basement has no power, recommend a licensed electrical contractor evaluate and repair as needed.

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27) It appears the sub panel in the basement may have over sized cables installed in the 60 amp breaker. Recommend further evaluation from a electrical contractor and replace if needed.


Photo 32


Photo 33

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private wells and sewage disposal systems; main, side and lateral sewer lines; gray water systems; pressure boosting systems; incinerating or composting toilets; fire suppression sprinkler systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determining the existence or condition of underground or above-ground fuel tanks.

2.6. Plumbing

I. The inspector shall:

A. inspect and determine if the water supply is public or private;
B. verify the presence of and identify the location of the main water shut-off valve;
C. inspect the water heating equipment, including venting, connections, energy source supply system, and seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves;
D. flush toilets;
E. water-test sinks, tubs and showers for functional drainage;
F. inspect the interior water supply, including all fixtures and faucets;
G. inspect the drain, waste and vent systems, including all fixtures;
H. describe any visible fuel storage systems;
I. inspect the drainage sump pumps and test pumps with accessible floats;
J. inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves;
K. inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
L. inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets;
M. inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs; and
N. inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.
II. The inspector is not required to:

A. light or ignite pilot flames.
B. determine the size, temperature, age, life expectancy or adequacy of the water heater.
C. inspect interiors of flues or chimneys, combustion air systems, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
D. determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
E. determine the water quality or potability or the reliability of the water supply or source.
F. open sealed plumbing access panels.
G. inspect clothes washing machines or their connections.
H. operate any main, branch or fixture valve.
I. test shower pans, tub and shower surrounds or enclosures for leakage.
J. evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
L. determine whether there are sufficient clean-outs for effective cleaning of drains.

M. evaluate gas, liquid propane or oil storage tanks.
N. inspect any underground or concealed fuel supply systems.
O. inspect any private sewage waste disposal system or component thereof.
P. inspect water treatment systems or water filters.
Q. inspect water storage tanks, pressure pumps or bladder tanks.
R. evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
S. evaluate or determine the adequacy of combustion air.
T. test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
U. examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.
V. determine the existence or condition of polybutylene plumbing.
Condition of service and main line: Appeared serviceable
Location of main water meter: Basement
Location of main water shut: Basement
Water service: Public
Water pressure (psi): 60psi
Service pipe material: Copper
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper
Condition of waste lines: Appeared serviceable
Waste pipe material: Cast iron
Location of main fuel shut: Basement

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28) A vent for the plumbing system was not seen during the inspection. It is normally found on the front or side of the structure. This vent is needed to prevent sewer gases from entering the structure and to maintain a proper water flow. Make sure this vent is there, if not recommend that a qualified plumber evaluate and install a vent to the main sewer line.

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29) The water meter box was damaged. A qualified person should repair as necessary. The water meter was not connected.Recommend a qualified plumber install and repair as needed.

Photo 30
Water meter not installed

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30) Because the gas was not on the water heaters and boiler system was not evaluated.

Fireplaces / Stoves / Chimneys

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, nor determine if prefabricated or zero clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit.
Chimney type: Masonry

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31) Recommend installing a chimney cap which will help prevent the interior flue from damage due to the gases and water mixing.

Photo 16
Chimney cap needed

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32) The exterior of the chimney is heavily covered with cement in many areas. Recommend asking the owners about this to determine if the repairs were made by a licensed contractor. The upper portion of the chimney is new, it is strongly recommended that a chimney company inspect the interior as well as the exterior to determine if the chimney is in good condition.

Photo 4
Heavily cemented chimney

Kitchen

Limitations: The following items are not included in this inspection: free-standing or portable appliances such as dishwashers, trash compactors, refrigerators, freezers, ice makers; specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances such as dishwashers, garbage disposals, trash compactors, ovens, broilers, etc.
Condition of counters: Required repair, replacement and/or evaluation (see comments below)
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable

Bathrooms / Laundry / Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.
Location #A: Main floor
Location #B: Second floor
Location #C: Basement
Condition of counters: Required repair, replacement and/or evaluation (see comments below)
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable
Condition of shower(s) and related plumbing: Appeared serviceable
Condition of ventilation systems: Appeared serviceable

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33) The sink drain at location #A had an active leak. A qualified plumber should evaluate and repair as necessary.

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34) Caulk was missing around the sink at location #B. A qualified person should repair as necessary.

Photo 27

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35) Counters showed damage at location #B.

Interior Rooms / Areas

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.

2.10. Doors, Windows & Interior

I. The inspector shall:

A. open and close a representative number of doors and windows;
B. inspect the walls, ceilings, steps, stairways and railings;
C. and report as in need of repair any spacing between intermediate balusters, spindles or rails for steps, stairways and railings that permit the passage of an object greater than 4 inches in diameter;
D. inspect garage doors and garage door openers by operating first by remote (if available), and then by the installed automatic door control;
E. and report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door;
F. and report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use;
G. and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.
II. The inspector is not required to:

A. inspect paint, wallpaper, window treatments or finish treatments.
B. inspect central vacuum systems.
C. inspect safety glazing.
D. inspect security systems or components.
E. evaluate the fastening of countertops, cabinets, sink tops or fixtures.
F. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.

G. move drop-ceiling tiles.
H. inspect or move any household appliances.
I. inspect or operate equipment housed in the garage, except as otherwise noted.
J. verify or certify safe operation of any auto-reverse or related safety function of a garage door.
K. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
L. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
M. operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
N. inspect microwave ovens or test leakage from microwave ovens.
O. operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
P. inspect elevators.
Q. inspect remote controls.
R. inspect appliances.
S. inspect items not permanently installed.
T. discover firewall compromises.
U. examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
V. come into contact with any pool or spa water in order to determine the system structure or components.
W. determine the adequacy of spa jet water force or bubble effect.
X. determine the structural integrity or leakage of a pool or spa.
Exterior door material: Metal
Condition of exterior entry doors: Appeared serviceable
Condition of interior doors: Appeared serviceable
Type of windows: Vinyl, Single pane, Double hung
Condition of windows: Appeared serviceable
Wall type or covering: Drywall
Ceiling type or covering: Drywall
Condition of ceilings: Required repairs, replacement and/or evaluation (see comments below)
Flooring type or covering: Wood

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36) Handrails at one or more flights of stairs were loose. This is a safety hazard. A qualified person should repair or replace as necessary and as per standard building practices.

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37) The basement has not light swithes installed. Recommend a qualified electrical contractor install light swithes for safety when entering in the dark.

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38) Wood flooring in some areas was buckling second floor. This may indicating that the floor has been wet in the past, or that repairs or the installation was substandard. Recommend consulting with the property owner about this. The client should consider having a qualified contractor evaluate and repair or refinish floors as necessary. For more information, visit:
http://www.woodfloorsonline.com/techtalk/woodwater6.html

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39) Trim or jambs around one or more exterior doors was missing in the basement rear door. A qualified person should repair, replace or install as necessary.

Photo 5
Gaps between door jamb

Photo 6
Gaps between door jamb

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40) Some exterior door hardware, including locksets were missing front door. A qualified person should repair or replace as necessary.

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41) Patches or evidence of prior repairs were found in one or more ceiling sections. Recommend asking the property owner about the repairs (why necessary, prior leaks, etc.).

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42) Stains were found in upstairs rear bedroom ceiling. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

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43) The foundation walls in the basement could not be evaluated due to dry wall installation. The foundation wall is excluded from the inspection.

Photo 31

Photo 12
Cracked basement window

Photo 28
Space over front window needs to be capped
