

HOW TO USE THIS REPORT

This report describes in detail the type of material used in the construction of the building and its present condition. Throughout the text of this report items inspected will include the basement or crawl space areas and all structural components that pertain to this area. Also listed will be the devices that provide electricity, heat water and sanitary drainage systems. The structural components of the attic and roof areas are also inspected. The interior finishes throughout the living spaces are also listed. The exterior condition of all those items including but not limited to the siding, roofing, doors and windows etc. is listed. Where recommendations can be made to improve an existing situation or eliminate the possibility of needed future repairs comments will be listed under the appropriate category.

Components that appear bolded in this report indicate the areas of repair.

Comments that are underlined indicate needed repairs.

Comments that are italicized are meant as recommendations to improve existing conditions. Italicized comments also can indicate conditions observed that if left uncorrected can deteriorate into needing repair.

Comments that are highlighted are for informational purposes.

For illustrative purposes a schematic drawing titled, "**ANATOMY OF A HOUSE**", has been included. The building components shown on the drawing have been numbered for easy reference. Those same numbers will also appear throughout this report in parentheses, to aid the reader in locating those components being evaluated. For example, Foundation (1) would refer to the schematic drawing item # 1 for the location of the foundation.

Listed below are the definitions of terms used in this report:

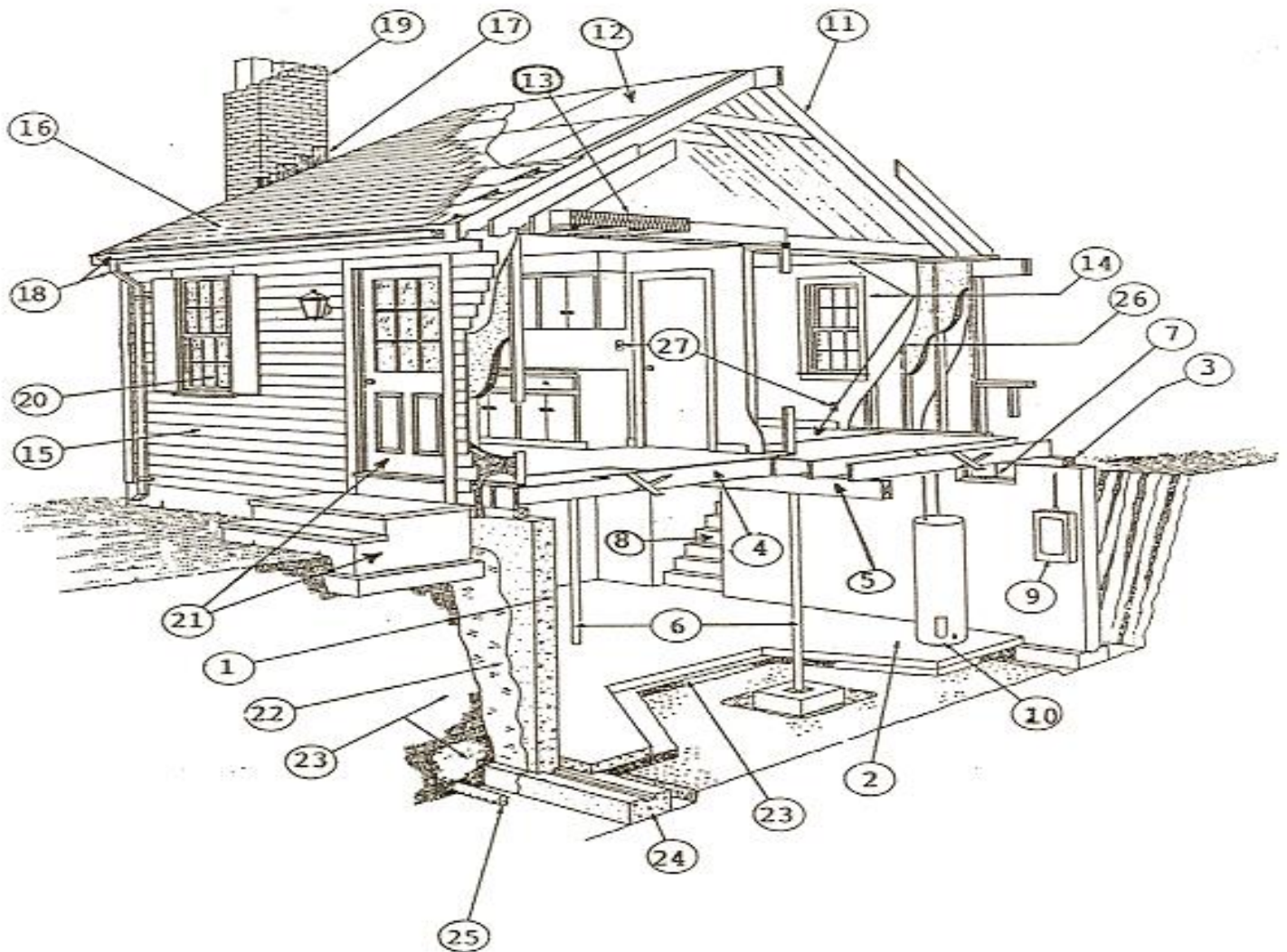
EXCELLENT	-perfect condition, material and workmanship are of the best known to the trade.
GOOD	-material, condition and workmanship are highly acceptable.
FAIRLY GOOD	-some minor defects, but with acceptable workmanship.
FAIR	-apparent defects that will need repair.
POOR	-unacceptable and must be repaired or replaced.
ADEQUATE	-acceptable for the intended use.

Additional terms listed below pertain only to the utilities:

NEW	-equipment that was never used before.
WORKING	-equipment that shows signs of normal wear, but is still in acceptable condition at the time of the inspection.
OLD	-equipment, which shows signs of excessive wear, extended longevity, should not be anticipated.

*Items marked with an asterisk indicate that the building component is only partially visible to view or visible but not accessible and therefore can't be completely evaluated. Where comments are made they pertain only to those components or utilities that are visible and accessible. Comments should not be construed as indicating the consistency of the material or workmanship of the entire component or utility in question.

ANATOMY OF A HOUSE



- | | | | |
|-----|-----------------------|-----|-----------------------------|
| 1. | Foundation | 14. | Floor, Wall, Ceiling Finish |
| 2. | Floor | 15. | Type of Exterior Siding |
| 3. | Sill Beam | 16. | Roof |
| 4. | Floor Joists | 17. | Flashing |
| 5. | Girder | 18. | Gutters and Leaders |
| 6. | Posts | 19. | Chimney |
| 7. | Windows | 20. | Storm Windows |
| 8. | Exterior Entranceway | 21. | Main Entranceway |
| 9. | Main Electrical Panel | 22. | Foundation Waterproofing |
| 10. | Hot Water Heater | 23. | Porous Backfill Material |
| 11. | Roof Rafters | 24. | Foundation Wall Footing |
| 12. | Roof Sheathing | 25. | Footing Drain Pipe |
| 13. | Attic Insulation | 26. | Wall Insulation |
| | | 27. | Electrical Devices |



Date, Time, Field Conditions and Weather, Who's present : 9/10/13 9:00 am. Approximately 67° overcast and raining periodically. .

Description of Property:

a large contemporary one-family two-story home with lower-level finished living space with an attached three-car garage. Wood frame construction with a concrete masonry foundation. The home is well-built and has been meticulously maintained. Presently the home is used seasonally and was unoccupied at the time of the inspection.

FOUNDATION
Basement

Accessibility:

the majority of the lower-level area has been converted into living space and therefore structural components and utilities were not visible or accessible in this area. Where comments are made they are based on the structural components and utilities that were visible and accessible in the utility room only.

Additionally numerous household items stored throughout the utility room prevented some of the structural components and utilities from being visible and accessible and could not be fully evaluated. Where comments are made they pertain only to that section of the component or utility that was visible and accessible at the time of the inspection and is not to be considered conclusive.

Comments

***Foundation Walls (1) –**

a poured concrete foundation 12 inches thick is installed and was visible in the interior utility room only. A vertical crack was observed the height of the wall which should be sealed with epoxy cement. See photo below. An unused utility opening in the wall should be sealed. See photo below. Otherwise in good condition where visible. *If additional movement occurs structural repairs may be required.* Below the fireplace concrete blocks are installed.



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- Height Of Walls – approximately 8 1/2 feet.
- *Floor (2) – a poured concrete floor is installed. A *settlement crack* was observed in the floor from the utility room door to the left side wall. Recommend sealing the crack with epoxy cement. Otherwise in good condition where visible.
- *Moisture Control – a floor drain is installed to prevent the accumulation of groundwater in the utility room should it penetrate the foundation. The outlet for this floor drain was not visible.
- *Sill Beam (3) – a pressure-treated 2" x 6" wood sill beam is installed. Condition good where visible.
- *Floor Joists & Sheathing (4) – premanufactured 12" deep I joists are installed 16 inches on center. Fiberglass insulation was installed between all the floor joists and only the bottom cord was visible. Condition good where visible.
- *Girder (5) – a 4" x 12" laminated wood girder is installed. Condition good where visible.
- *Posts (6) – two fixed metal posts are installed. The top of the posts need to be secured to the wood girder. See photo below. I was in good condition.



- Interior Stairs – a solid wood frame staircase is installed. Condition good.
- Windows (7) – no windows are installed in the utility room.
- Ventilation – *there is no direct ventilation installed to the exterior except by an exhaust fan. It was not possible to locate the controls to operate the fan and it is recommended that the present owners be contacted.*
- *Insulation – approximately 6 inches of fiberglass insulation is installed in the entire utility room ceiling. *It is recommended that a ceiling finish be installed to prevent airborne fiberglass particles.* See photo below.



Exterior Entranceway (8) – a metal atrium doorway is installed. Condition good.

UTILITIES

Comments

Electrical System:

Service Drop-

an underground electrical service is mounted on a wood panel. Condition working.

A 400 amp. automatic switching relay is installed for the 20,000 LP gas fueled kW generator. The switching relay automatically starts the generator when utility electricity is not available. Due to this fact the generator could not be operated manually for evaluation purposes. These generators have an automatic weekly run cycle.

Entrance Cables -

the entrance cables are installed underground and in conduit and therefore not visible for evaluation purposes. However electricity was supplied to the electrical panel in the garage and was working.

Main Panel (9) –

a 120/240 volt 400 amp. Square D brand circuit breaker panel is installed in the garage. *The interior panel cover could not be removed for specific evaluation of the circuit breakers.* Two 100 amp circuit breaker panels are installed one in the basement and second in the second floor hallway closet. The panel covers were able to be removed and the wiring was evaluated.

Basement: a 110/220 volt 100 am Square D brand circuit breaker panel is installed in the utility room. Solid and stranded copper wiring # 6, 10, 12 and 14 wire size is installed. No additional circuit breaker space is available. Condition working.

Second floor hallway closet: a 110/220 volt 100 am Square D brand circuit breaker panel is installed in the hallway closet. Solid copper wiring # 14 wire size is installed. Additional circuit breaker space is available. Condition working.

Additionally a 10 circuit Gentran circuit breaker panel was originally installed for certain circuits to be supplied electricity from an external generator which was connected to any utility outlet at the lower left side foundation wall. The system is no longer necessary due to the fact that a whole house generator system is installed.

Wiring-

plastic shielded solid and stranded copper and aluminum stranded wiring #6, 10, 12 and 14 wire size is installed. *The light fixture installed at the top of the lower-level staircase did not work and bulb replacement is suggested.* Random testing of some of the outlets, lights and light switches was performed and determined to be in working condition where tested.

Heating System:

Type of Heating System – a Smith brand oil fired hot water boiler is installed in the basement and is rated at 169,000 BTU. Radiant heat is installed in conjunction with a water to air heat exchanger which also produces hot air. Both systems run concurrently. A total of 14 circulators are installed. *Corrosion was observed at the joint of the main circulator installed directly above the rear section of the boiler and repairs are required an additional support for the manifold is required. See photos below. Additionally the radiant pipes installed in the utility room floor had been disconnected and appear to be connected to the radiant heat installed in the finished section of the lower-level. Additional support needs to be installed. See photo below. When operated this section and the system installed in the garage did not produce significant heat increase and servicing or repairs are required. Additionally the supply and return lines for the garage radiant heat at the left side utility room wall also need to be supported. See photo below. It is recommended that the supply and return lines from the boiler to the exchanger be insulated as well as the pipes from the domestic hot water storage tank. The emergency switch for the boiler is installed at the top of the staircase. The plastic box installed over the switch to prevent accidental shutoff is difficult to open as it is not clear the wood trim and repairs are required. See photo below. Otherwise in working condition.*



Distribution –

a total of nine thermostats are installed. Heat is installed throughout the house. In the sunroom heat is provided by a LP gas freestanding fireplace. See comments below.

Chimney for Heating System – the interior flue liner was not visible for inspection purposes. *It is recommended that a chimney sweep clean, inspect and evaluate the condition of the chimney.* A metal flue pipe is connected to a masonry chimney. *The clean out door needs to be sealed correctly.* See photo below. Otherwise in working condition.



Fuel Storage and Shut off Device- a 275 gallon oil tank is installed in the utility with metal fill and vent pipes installed to the exterior left side of the home. Condition working.

In ground Propane Tank- an in ground propane tank is located adjacent to the generator. It was filled to 80% capacity which is close to 100% capacity of the tank. The other 20% is for expansion. Due to the fact that the tank is in ground it couldn't be evaluated. Recommend contacting the current owners for size and date of installation. Condition - couldn't be evaluated.

Woodstove- none is installed.

Fireplace (LP Gas Sunroom) - a freestanding LP gas Jotul brand open fireplace is installed in the sunroom. There is a switch installed at the back left location which allows the thermostat to be used or manually at the on position. This unit was operated at the time of the inspection. Condition working.

Fireplace (Den) - a site built masonry fireplace is installed in the den. An LP gas manifold is installed below the wood log set perhaps for igniting the wood initially. See photo below. *There does not appear to be a safety mechanism such as a thermocouple mechanism installed to prevent the flow of gas if it is not being ignited and its use isn't recommended for safety purposes.* A metal damper and open screen is installed. Condition not in use at the time of the inspection. Otherwise it has a working appearance.



Chimney for Fireplace-

a masonry chimney is installed. A smoke test was performed and the draft was determined to be adequate, however it is recommended that the fireplace be utilized to determine the full adequacy of the draft. Several factors can adversely affect the draft of a fireplace. Notably other parts of the building, exterior temperature, atmospheric pressure, prevailing wind direction, surrounding topography including , adjacent trees, the overall tightness of the house and if any exhaust or vent fans are being utilized. It is not possible to determine these factors conclusively at the time of the inspection as these factors are subject to change. It is recommended that a chimney sweep clean, inspect and evaluate the condition of the chimney.

Air Conditioning-

a central air-conditioning system with two compressors are installed at the exterior left side of the home and an air handler is installed in the attic. The left side main electrical disconnect switch could not be operated due to its location as the door interferes with the compressor and needs to be relocated. See photo below. Air-conditioning is provided to the first and second floors and not in the lower-level area or sunroom. The air handler installed in the attic was not accessible due to the fact that no floorboards are installed. Although it is in working condition it could not be fully evaluated. See photo below.



Domestic Water Supply and Sanitation System:

Water Supply –

A drilled well with metal casing is installed in the front right side yard. The top metal cap and electrical conduit at the top of the well casing need to be repaired. See photo below. A flow rate of 3 gallons per minute was run for a total of 60 minutes and produced 180 gallons of water with no decrease in the flow of water observed. The amount of water that a water system produces can vary greatly depending on the season.



Pump & Storage Tank – a submersible pump is installed in the well casing and a large capacity well-mate fiberglass pressure tank is installed in the basement. Condition working.

Water Conditioner- a whole house water softening system and sediment filter are installed. Condition working. It is recommended that the owner be contacted for proper operating instructions.

Hot Water Heater (10) – a 119 gallon triangle brand hot-water storage tank is connected to the boiler. A ¾ inch copper pipe needs to be installed on the pressure relief valve. See photo below. Condition working.



Plumbing Supply (Visible) –half-inch, three-quarter and 1 inch copper and plastic pipes are installed. Condition working.

Drainage System (Visible) –a combination of 1.5 inch, 2 inch and 3 inch plastic drainpipe are installed. Condition working.

Sewage System – An onsite septic system is installed. Its exact location could not be determined but it appears to be installed in the rear left side yard. A concrete marker is installed over the septic tank as reported by the groundskeeper. A septic dye test was performed and a total of 180 gallons of water was run

through the system. No visible dye was detected within the area where the septic system appears to be installed indicating no visible malfunctions. However in performing a dye test is imperative that the septic system is in constant use prior to the dye test being performed. Due to the fact this house is used seasonally this requirement cannot be met. Additionally, no design criteria or maintenance records are available for the septic system which would indicate the type of system and drainage system that is installed. It is recommended that further evaluation be conducted.

For a complete evaluation of the septic system, it is recommended that a septic system installer physically inspect the system. This would require excavation, which is beyond the scope of this report. Proper maintenance requires periodic pumping of the holding tank. Contact the present owner as to the date of the last cleaning and to the exact location and type of system that is installed. It is recommended that you obtain a map of the installed septic system from the present owner or the permitting agency to determine its exact location.

ATTIC

Comments

Structure:

Access to Attic – a pull down staircase is installed. Recommend insulating the staircase. Additionally more fastening screws need to be installed where the pull down staircase frame attaches to the attic floor joists system. See photo below. Otherwise in working condition. *Due to the fact that no floorboards are installed the attic was evaluated visually from the top of the staircase only. The comments listed below are not to be considered conclusive. See photo below.*



*Rafters (11) – a combination of 2" x 4" and 2" x 6" roof trusses are installed 24 inches on center. Condition could where visible.

- Flooring (11)- none is installed.
- *Floor Joists (11)- not visible due to the fact that insulation is installed.
- *Sheathing (11) – plywood sheathing is installed. Condition good where visible.
- *Insulation (11) – approximately 8 to 14 inches of loose fill cellulose insulation is installed. Condition good where visible.
- *Ventilation – a combination of ridge and soffit vents are installed.. Condition working.
- Height – approximately 0 to 7 ft. approximately.
- Storage – no storage is possible.
- Additional Comments: the lights installed in the attic aren't working and bulb replacement may be required and one bulb is missing.

INTERIOR FINISH

Lower Level:

- Floor Finish (14) – composite flooring and carpeting are installed. Condition good.
- Wall Structure & Finish (14) – the wall structure was not visible for inspection purposes. *It was not possible to determine if insulation is installed in the wall cavities.* A combination of horizontal, vertical and diagonal wood planks and sheet rock are installed. Condition good.
- Ceiling Structure & Finish (14) – the ceiling structure is not visible for inspection purposes. A suspended ceiling is installed. Condition good.
- Windows (14) - wood frame single hung thermopane glass windows are installed. Random testing of some of the windows was performed and determined to be in working condition where operated.
- Bathroom – a three-quarter bathroom with an acrylic stall shower is installed. The plumbing fixtures were operated and determined to be in working condition.
- Kitchen Cabinets - not applicable. A bar is installed with a stainless steel sink which is in working condition. Condition good.
- Additional comments: a grade level wood frame thermopane glass atrium door is installed and provides access to the rear deck. *Additionally*

the entry door into the utility room needs to be repaired as the trim is loose and the door does not close properly. See photo below.



Main Level:

Floor Finish (14) – a combination of wood plank flooring at different elevations and ceramic floor tile are installed. Condition good.

Wall Structure & Finish (14) – the wall structure was not visible for inspection purposes. *It was not possible to determine if insulation is installed in the wall cavities.* A combination of sheet rock and wood planks are installed. Condition good.

Ceiling Structure & Finish (14) – the ceiling structure is not visible for inspection purposes.. A combination of sheet rock and wood planks are installed. Condition good.

Windows (14) – a combination of single and double hung and casement wood frame thermopane glass windows are installed. Random testing of some of the windows was performed and determined to be in working condition where operated.

Bathroom – a full bathroom is installed with an acrylic bathtub and wall surround. The plumbing fixtures were operated and determined to be in working condition.

Kitchen Cabinets - wood base and wall mounted cabinets with a granite countertop are installed. The electrical outlet installed in the sink base cabinet should be changed to a GFCI outlet with a wall plate installed and the auxiliary cold water line shutoff valve should have a cap Installed. See photo below. Otherwise in good condition.



Staircase-

a solid wood frame staircase is installed. Condition good.

Skylights-

four thermopane glass operable skylights are installed in the sunroom. Condition good.

Smoke Detector –

a smoke alarm system is installed. It is controlled by an in accessible Panel box and therefore could not be evaluated. For informational purposes: Smoke alarms are required to be installed in every sleeping space. A carbon monoxide detector is also required.

Upper Level:

Floor Finish (14) –

a combination of carpeting, wood planks and ceramic floor tile are installed. Condition good.

Wall Structure & Finish (14) – the wall structure was not visible for inspection purposes.

It was not possible to determine if insulation is installed in the wall cavities. Sheetrock is installed. Condition good.

Ceiling Structure & Finish (14) – the ceiling structure is not visible for inspection purposes.

Sheetrock is installed. Condition good.

Windows (14) -

single hung wood frame thermopane glass windows are installed. Random testing of some of the windows was performed and determined to be in working condition where operated.

Bathroom –

master bathroom: a four piece bathroom with a Jacuzzi Garden tub with no aeration, a ceramic tile glass-enclosed two-person shower, double sink vanity and private toilet area are installed. The plumbing fixtures were operated and determined to be in working condition. A cantilevered balcony is installed and accessed through a metal insulated door with a full vision glass panel. *The door knob locks set*

does not operate properly and needs minor repair.

front bedroom bathroom: a three piece bathroom with an acrylic bathtub and wall surround and double sink vanity are installed. The plumbing fixtures were operated and determined to be in working condition.

Smoke Detector –

a smoke alarm system is installed. It is controlled by an accessible Panel box and therefore could not be evaluated. For informational purposes: Smoke alarms are required to be installed in every sleeping space. A carbon monoxide detector is also required.

EXTERIOR

Comments

Type of Exterior Finish (15) –

lap board siding is installed. *Minor repairs are required to the lower left rear corner. See photo below. Also where the LP gas line and oil fill and vent pipes are installed the siding needs to be sealed. See photo. Otherwise in good condition.*



Roof Surface (16) –

due to the height of the roof and the roof pitch the roof was inspected from the ground. Asphalt/fiberglass architectural roof shingle are installed. Good condition.

*Flashing (16) –

shingles are installed as valley flashing. The chimney flashing was not visible for inspection purposes. However no roof leaks were detected on the interior side of the building.

Gutters and Leaders (18) –

aluminum seamless gutters and leaders are installed. The small section of gutter installed at the left side of the main entryway where it attaches to the fascia is leaking and needs to be repaired. See photo below. Otherwise in good condition. Condition good.



Chimney for Heating System (Exterior Appearance) (19) – a masonry chimney with two separate flues with a stone chimney cap are installed. One flue is installed for the heating system and the other for the fireplace. Good appearance.

Chimney for LP Gas Fireplace (Exterior Appearance) - a metal freestanding chimney is installed. Condition working.

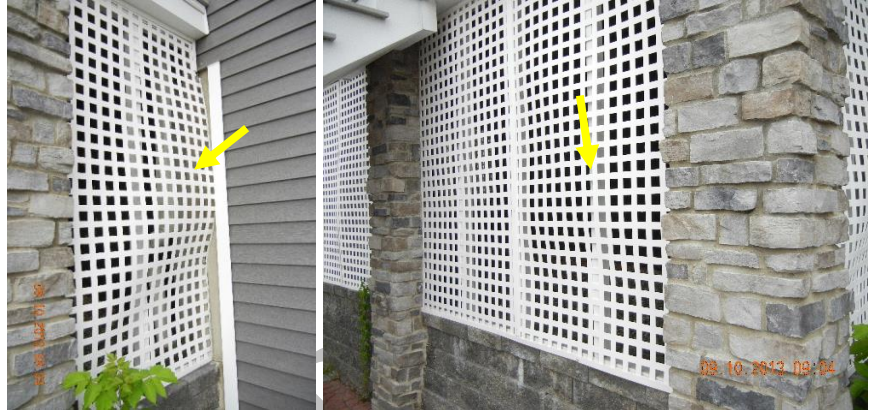
Storm Windows (20) – no storm windows are installed nor are they generally required on thermopane glass windows.

Main Entrance – a metal insulated door is installed. A cut fieldstone staircase and landing are installed. Condition good.

Rear Entrance- a metal insulated thermopane glass full vision door is installed and provides access to the rear deck from the sunroom. Condition good.

Deck- a grade level to significantly elevated wraparound deck is installed from the front entryway to the rear entryway of the den. Pressure-treated lumber is used as the support system. The underside of the deck was not accessible for full evaluation purposes due to the fact that it is enclosed

with latticework. Composite decking, handrails and guardrails are installed. A narrow section of decking along the front wall has lifted and needs to be repaired. See photo below. The latticework installed on the rear section of the deck needs to be repaired in spot locations. See photo below. Otherwise in good condition.



Exterior Lights –

are installed at the entryways and are in working condition.

Grade around the House-

the front grade is relatively level and the left, right and rear grades slope away from the house to promote drainage of surface water.

Walkways and Driveway-

the walkway and driveway serve as the same component. A blacktop driveway is installed. Condition good.

Garage-

a 3 car attached garage is installed. Two overhead garage doors are installed with automatic openers. A metal insulated entry door is installed on the left side wall. A metal door provides access from the home to the garage and it is required that it be a self-closing door for safety purposes. A guardrail should be installed on the staircase and landing. See photo below. Otherwise in good condition.



SAMPLE REPORT