



## Residential · Consulting · Commercial

Home Inspections  
Radon Testing  
Mold Testing  
Mold Assessments

Expert Witness  
Arbitration Services  
Infrared Thermography  
Continuing Education

Property Condition Assessments  
Environmental Site Assessments  
Indoor Air Quality Investigations  
Forensic Building Investigations



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[www.HomeInspectors.Solutions](http://www.HomeInspectors.Solutions)

[www.RickBates.Net](http://www.RickBates.Net)



# Gold Standard Home Inspection Report



Front View



Back View

## 123 Your New Home, USA

**Please Note: "Homes are like people, no one is perfect!"  
"There will always be repairs & maintenance to be completed"  
"Even new homes may have health & safety concerns"  
"If a problem is found, a viable solution will also be found"**

Paul Peck and Rick Bates provide independent, unbiased, professional reports concerning the health and safety conditions of real estate properties. Please contact them at any time with questions concerning this report. Be advised that no report documents or specific information can be released without client consent.

Rick Bates

Digitally signed by Rick Bates  
DN: cn=Rick Bates, o=Bates Consulting, Inc.,  
ou=Inspection, email=Rick@RickBates.com, c=US  
Date: 2019.11.09 06:09:31 -05'00'

today!

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

Paul L. Peck, NYS#160000100130

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123 Your New Home, USA

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*(2) page  
summary for  
quick overview*

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.

"Home inspectors are licensed by the NYS Department of State. Home inspectors may only report on readily accessible and observed conditions as outlined in this document, Article 12B of the Real Property Law and the regulations promulgated thereunder including, but not limited to, the Code of Ethics and Regulations and the Standards of Practice as provided in Title 19 NYCRR Subparts 197-4 and 197-5 et seq. Home inspectors are not permitted to provide engineering and architectural services." ; and "If immediate threats to health or safety are observed during the course of the inspection, the client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and/or occupants of the property."

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***. 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 standards of practice established by the State of New York.
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 call 607-734-900 immediately with any questions or concerns regarding the reported conditions. ***Contact us before any repairs are initiated***.
9. The content of this report is confidential material of the inspection company. ***The release of information contained herein is the responsibility of the client and inspection company***.
10. Just like no two homes are alike, no two inspections are alike even if performed on the same property at the same time. Although all inspectors write all reports objectively, without regard to any party's personal interests, additional inspections should be considered.

**Web Site Address and Phone Number on Every Page.**  
*You can always reach us with questions anytime with "LIVE" people answering the phone...*



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.

**Property Address on Every Page - pages can easily be separated...**

1. This inspection is **not a warranty, guarantee, or insurance policy.** and operated with normal controls without regard to life expectancy as specified.
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, electromagnetic-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

The Icons Below Describe Observed Conditions of Inspected Components



Appears Serviceable - performing intended function safely and as designed



Minor Repair or Adjustment likely to be made serviceable.



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



Significantly Deficient - not performing as intended or designed. May need replacement. Unless otherwise specified a major issue is any single item more than \$1000 to repair or replace.

n/a

Not Applicable, Not Present



Recommend further investigation or inspection by a professional specialist, contractor, engineer, etc. Additional information should be obtained from a knowledgeable source



"Go to [www.HomeInspectors.Solutions](http://www.HomeInspectors.Solutions) for further information including recommendations, explanations, guidelines, standards, educational & informative photos and more!"

The quickest and easiest report to read - PERIOD!

SITE SPECIFIC DATA

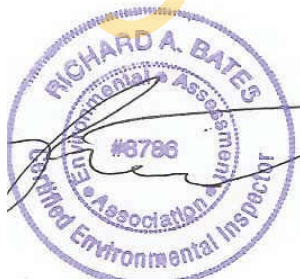
123 Your New Home, USA

Rick Bates  
[www.RickBates.com](http://www.RickBates.com)

Board Certified Master Inspector (CMI)  
Certified Air Quality Specialist (CAQS)  
Certified Construction Consultant (CCC)  
Certified Construction Inspector #AC3509  
Certified Environmental Inspector #EA8786  
NYS Licensed Inspector #1000007336  
NYS Licensed Mold Assessor #MA00810  
NYS Dept. of State Approved Instructor



*Rick*  
*"Your Servant to Solutions"*



Number of Units: Single Family Dwelling

Occupancy Status: Occupied

Size of Structure: 3,000-4,000 sq. ft.

Age of Structure: Built 1990

Temperature: 50-60 deg. F

Weather Conditions: Clear and Sunny

Soil Conditions: Moist

Appears Serviceable    
 Minor Repair    
 Significantly Deficient    
 Potential Safety Concern    
 Further Investigate

## Driveway



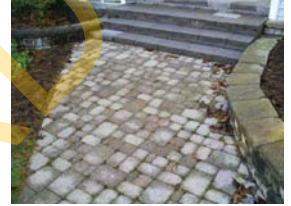
Blacktop driveway with common cracks. Use polyurethane black top crack filler to prevent moisture from penetrating below the surface.



## Sidewalk(s)



Concrete paver stones



## Retaining Wall(s)



Mod... e minor... ge from roof... t structure... t further



## Patio



See separate Pool & Spa Report that includes patio area.



## Slope & Drainage



Regrade w/topsoil to provide 6 inch slope in 10 ft. Min. & maintain minimum 6 inches of clearance below the siding. See foundation page showing visible evidence of past basement moisture entry. Bark mulch and gravel do not prevent moisture from penetrating below the surface.



## Vegetation



Minor trimming needed to provide protection from tree limbs at edge of house in two locations.



## Electrical Entrance



Underground by garage. Right photo shows deteriorating exterior main cable sheathing due to sun exposure-minor repair needed before moisture entry occurs.



No major issues were observed.

## Lot & Grounds Summary

Typical minor repairs for age and location of home.

Be sure to review separate pool and spa report. Monitor foundation for moisture intrusion due to ground slope. Proper foundation grading will help prevent foundation moisture & mold.

Photo Rich Pages!!!  
 We take over 300+  
 photos per home  
 inspection and make  
 all the photos  
 available to you...  
 Nobody takes more  
 photos and nobody  
 puts more photos  
 into every report!



Appears Serviceable   Minor Repair   Significantly Deficient   Potential Safety Concern   Further Investigate

## Steps & Railings



Front entry steps lack a handrail and have uneven riser heights-potential trip hazard. Far right photo showing loose stone in need of securing.



## Deck(s)



Wooden deck structure. Photo at far right shows support posts at ground level.

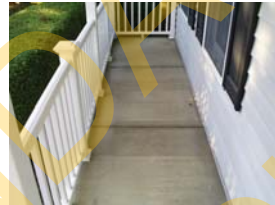


**Icon Key is at the top of each page for immediate reference.**

## Porch(es)



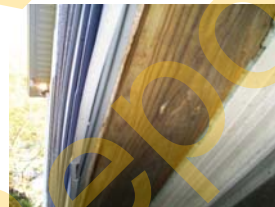
Poured concrete at front entry area with vinyl ceiling panels.



## Soffit, Trim & Fascia



Aluminum, vinyl and some wooden trim. Near right photo shows exposed wood below window extension at exterior-should be painted to protect from moisture.



## Walls & Siding



Vinyl clapboard siding. Near photo shows damage caused by heat from gas grill-simply have these panels replaced. Far right photo shows opening at main electrical entrance cable-caulk around openings to prevent pest entry.



## Hose Faucet(s)



Exterior hose faucets operated normally.



## Electrical



Both exterior electrical receptacles are GFCI protected but not operating properly. Recommend replacing GFCI outlets for safety.



**Safety is always TOP PRIORITY!**

## Exterior Summary

No major concerns were observed.  
Typical minor repairs for age and location of home.  
Safety items should be a repair priority.

# ROOF

123 Your New Home, USA

Page 8 of 22

Appears Serviceable   Minor Repair   Significantly Deficient   Potential Safety Concern   Further Investigate

## Chimney(s)



Masonry brick chimney with multiple flue passages. No spark, rain or pest screen at top of structure. Photo at near right shows separation of flagstone at bricks-moisture is allowed to enter-minor caulking needed. Further investigation by a professional chimney sweep is needed.



## Main Roof



Composition shingles installed. Roof surfaces viewed by extension ladder at eaves and by walking on surfaces.



## Addition(s) Roof



Composition shingles viewed from second floor windows. Typical minor aging of shingles observed.

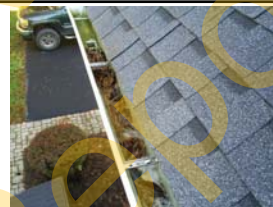


## Porch(es) Roof



Front porch protruding completely polyurethane

**We tell you what should be done to make it right... In clear and simple terms as it applied directly to this property here and now...**



## Flashing



Limited visibility to flashing around all penetrations. Right photo shows cracked caulking around skylight with suspected current interior leakage. Far right photo shows protruding hanger not allowing shingles to seal properly along the eaves.



## Sky Lights



Photo of skylight shown in photo above. Far right photo shows evidence of leakage. Recommend using polyurethane roof sealant around all edges for a prolonged watertight seal.



## Roof Water Controls



All roof water should discharge a minimum of 5 ft. from the foundation. Photo shows roof water discharging right at foundation. Install minimum 5 foot long extensions to divert roof water away from the foundation.



## Roof Summary

No major concerns were observed but unknown interior condition of chimney-further evaluation needed by a professional chimney sweep.


Be sure all roof water discharges away from the foundation to prevent foundation moisture intrusion which is the single leading cause of basement & crawlspace mold growth.




 Appears Serviceable

 Minor Repair

 Significantly Deficient

 Potential Safety Concern

 Further Investigate

## Basement Walls



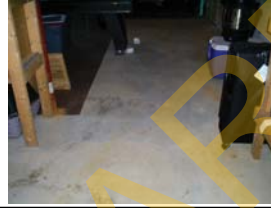
Poured concrete foundation walls. Far right photo shows minor shrinkage cracking-typical for this type of foundation.



## Basement Floor



Poured concrete floor with evidence of past moisture staining. Recommend asking homeowner about past seepage/water events.



## Crawl Space(s)



Poured concrete walls with dirt floor covered with plastic vapor barrier. Far right photo shows holes in need of patching in the plastic vapor barrier to maintain integrity of the installed radon mitigation system.



## Framing



Wooden framing with limited visibility due to installed insulation. Right photo shows exposed paper backing that should be covered with a thermal barrier, I. E. Sheet rock.



## Supports



Metal support posts not yet secured at top and bottom plates-simply install anchor bolts. No evidence of unusual shifting, settling or movement was observed.



## Moisture Controls



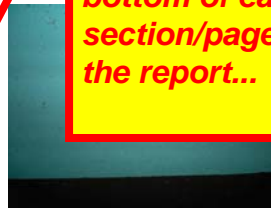
Foundation area humidity should always be below 50%. Dehumidification and adequate temperatures, typically 65 deg. or higher are needed to prevent mold growth. Installed dehumidifier was operational. Recommend upgrading standpipe drain with a check valve to prevent any sewage backup from leaking.



## Electrical



Installed outlets tested to not be properly wired and not GFCI protected. Recommend correcting wiring and installing GFCI outlets for safety.



**A summary at the bottom of each section/page of the report...**



## Foundation Summary

No major concerns were observed. Typical repairs for age and location of home.

Be sure proper temperature and humidity conditions are maintained year round. Any dehumidifier must be kept operating. Consider installation of compact water alarms to detect any leakage.

Appears Serviceable   Minor Repair   Significantly Deficient   Potential Safety Concern   Further Investigate

## Main Panel



Circuit breaker main panel located in the basement.



## Main Conductor



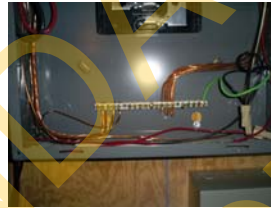
Aluminum main cable-typical.



## Ground



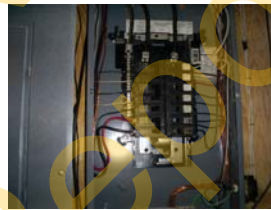
Copper grounding cables-typical.



## Sub Panel #1



Circuit breaker subpanel located adjacent to main panel in basement.



## Sub Panel #2

n/a

## Branch Wiring



Non-metallic cable installed throughout-typical for residential structures. Typical minor repairs and upgrades recommended for safety. cover needed at laundry room.



## Capacity



200 amp service adequate for past, present and future.



**We are all about SAFETY!**  
**Our recommendations tell you who and what should be done now and when situations arise in the future...**

No major concerns were observed.

## Electric Summary

Any repairs or upgrades should be performed by a qualified professional electrician. Safety items should be a priority for any repairs and/or upgrades. Be sure to test all GFCI and AFCI devices-replace any found defective (not tripping) when the test button is depressed.

**Entrance  
page 6**

Underground by garage. Right photo shows deteriorating exterior main cable sheathing due to sun exposure-minor repair needed before moisture entry occurs.



**Exterior  
page 7**

Both exterior electrical receptacles are GFCI protected but not operating properly. Recommend replacing GFCI outlets for safety.



**Foundation  
page 8**

Installed outlets tested and not GFCI protected. Recommend replacing and installing GFCI outlets.

**Separate Electrical Areas Summary so the professional electrician can get started on the repairs ASAP!**



**Htng pg 13**

Photo shows typical heating system. Improper type wiring from wall junction box to boiler-should be either in conduit or BX type. Exposed wiring at exterior disconnect-box missing interior cover. Appears heating and air conditioning can both be running at the same time need to pay attention.



**AC pg 14**

**LR,DR,FMLY  
Rms  
page 15**

All lights operated normally. Accessible outlets tested to be properly wired.



**Kitchen  
page 16**

Outlets tested to be properly wired and have GFCI type protection for safety.



**Bathroom(s)  
page 17**

First floor GFCI outlet not tripping when tested-simply replace. Master bath GFCI outlet operated normally when tested.



**Bedrooms  
page 18**

Accessible outlets tested to be properly wired. Photo at far right showing ceiling fan in need of balancing-wobbles on high speed. Recommend limiting use of air fresheners-can cover-up other odors like natural gas, mold, pets and rodents.



**Attic  
page 19**

Improper electrical wiring visible above garage ceiling-no junction box for wire splices and missing receptacle cover.



**Garage  
page 20**

Outlets tested to be GFCI protected.




 Appears Serviceable

 Minor Repair

 Significantly Deficient

 Potential Safety Concern

 Further Investigate

## Water Source



Municipal water supply. Photo showing remote sending unit in basement for exterior reading of water usage without having to gain entrance into the home.



## Main Line



Copper mainline shown in photos with pressure reducing valve and shut off.

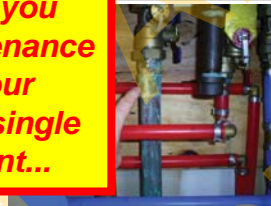


## Supply Lines



Combination of copper and PE. Photo at right shows minor leak on mainline below on-demand water heater.

**Our reports give you important maintenance tips to protect your family and your single largest investment...**



## Laundry



Photo at far right shows disconnected vent pipe under floor framing. Upgrade dryer vent pipe to smooth metal type with minimal bends and no penetrating fasteners. Be sure to keep vent hood at exterior cleaned and free of lint.



## Waste Lines



Municipal sewer connection. PVC piping throughout with no leakage observed.



## Fuel System



Natural gas with exterior meter. Photos show minor leak identified at meter and marked with ribbon. Owner and utility company notified.



## Water Heater



New on-demand natural gas water heater has leaking natural gas from the heat exchanger and leaking flue gas from the loose vent piping. Owner and utility company notified-repairs needed ASAP! Unit likely under warranty.



## Plumbing Summary

Immediate repairs needed for water heater-owner and utility company notified. Unknown performance of on demand water heater due to requirement for specific water chemistry-likely will need a softener minimally to prevents mineral buildup on the interior components.

Safety items should be a repair priority.

Appears Serviceable

Minor Repair

Significantly Deficient

Potential Safety Concern

Further Investigate

## Main System



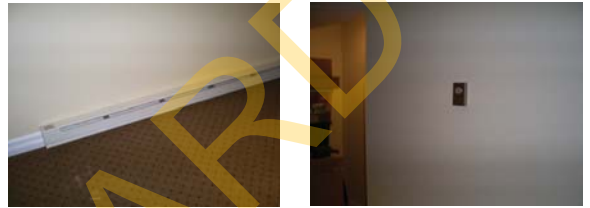
Natural gas fired hot water baseboard/radiant system. Boiler actively leaking at time of inspection. Further evaluation needed by a professional heating contractor.



## Second System



Electric baseboard heating in lower-level finished rooms have separate wall thermostats.



## Electrical Controls



Photo shows typical thermostat for this zoned system. Improper type wiring from wall junction box to boiler-should be either in conduit or BX type

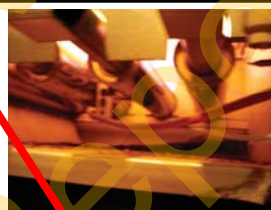
**Yes, we have the latest tools and technology but also the specialized training, certifications and experience to use them effectively!**



## Burners



when firing.



## Combustion Air



Combustion air from interior of basement. Combustion air allows the heating equipment to burn fuel properly and vent combustion gases to the exterior.



## Venting



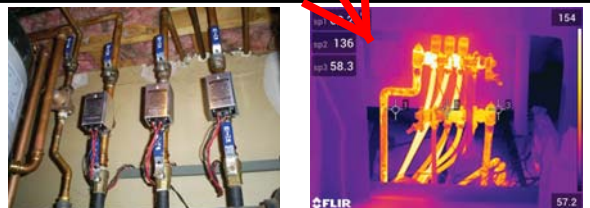
Improper type vent piping installed. Some corrosion visible at piping joints. Vent pipe upgrade needed for safety.



## Distribution



Multi-zone hot water system using both standard baseboard and radiant manifolds. Far right is infrared photo showing temperature differentials of radiant manifold piping for kitchen in floor heat.



## Heating Summary

Active system leakage and abnormal flame color visible-further investigation by professional heating contractor needed. Unknown remaining life of boiler. Improper type vent piping installed-upgrade to stainless steel type piping needed for safety.



Appears Serviceable



Minor Repair



Significantly Deficient



Potential Safety Concern



Further Investigate

## Air Conditioning



Photo of central air conditioning compressor unit located at exterior. Far right photo shows missing insulation on refrigerant line.



## AC Wiring



Exposed wiring at exterior disconnect-box missing interior cover. Appears heating and air conditioning can both be running at the same time-need to pay attention to controls and thermostat settings.



## AC Condensate



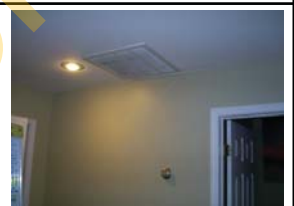
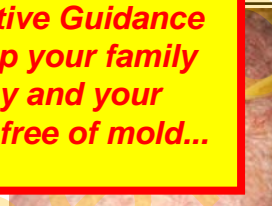
Photo showing condensate drain line at attic air handler. Far right photo shows inside unit at evaporator coil. Be sure to monitor unit for any leakage during summer operation.



## AC Distribution



Photo of disconnected duct in attic-simply reattach and secure this insulated air-conditioning duct.



**Definitive Guidance to keep your family healthy and your home free of mold...**

## Kitchen Fan



It is best practice to have any kitchen vent exhaust directly to the exterior to control cooking odors and humidity.



## Hall Bath Fan



Bath vent fans must discharge directly to the exterior to properly remove excess moisture. Be sure to run bathroom vents while showering and for at least 40 minutes after.



## Owner's Bath Fan



Any bath vent fan must discharge directly to the exterior. Keep vent interior intakes and exterior discharge points free from dirt and debris-typically annual cleaning is needed.



## AC & Ventilation Summary

No major concerns were observed.

Be sure run bath vent fans while showering/bathing and for at least 40 minutes after to adequately reduce interior moisture levels and to prevent mold growth.

Appears Serviceable

Minor Repair

Significantly Deficient

Potential Safety Concern

Further Investigate

**Lower Stairway**



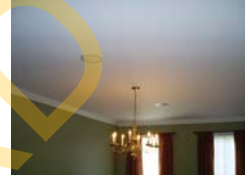
Carpeted stair treads with wooden handrail



**Ceilings**



Sheet rock



**Walls**



Sheet rock

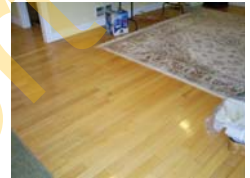
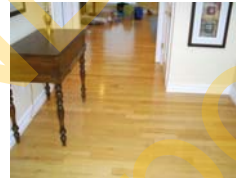


**Floors**



**Did You Know?**

Hardwood



**Windows & Doors**



Double hung thermal window units operated normally.



**Fireplace(s)**



Any fireplace should be periodically cleaned and inspected by a professional chimney sweep. Photo showing chimney flue passage in need of cleaning due to creosote buildup from usage.



**Electrical**



All lights operated normally. Accessible outlets tested to be properly wired.



**Heat & A/C**



Near photo shows air conditioning duct in far photo shows baseboard heating.



**LR,DR, Fmly Rms Summary**

No major concerns were observed.

Visibility limited due to personal items in rooms. Be sure to check all areas carefully once personal items have been removed.

Appears Serviceable   Minor Repair   Significantly Deficient   Potential Safety Concern   Further Investigate

## Sink(s)



Supply and waste flows were functional. Far right photo shows proper high loop drain for dishwasher.



## Ceilings



Sheet rock



## Walls



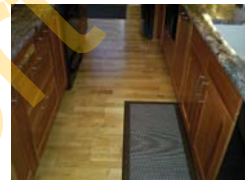
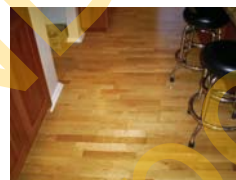
Sheet rock and wooden cabinetry



## Floors



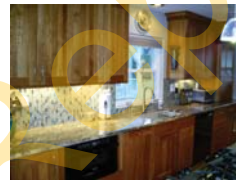
**How Cool is That???**  
**Anyone using an infrared thermal camera should also have the training and certification that goes with it... We Do!**



## Windows & Doors



Existing windows and door units operated normally.



## Counter & Cabinets



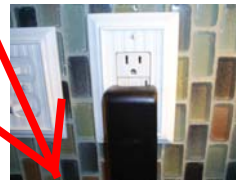
Granite countertops with wooden cabinetry.



## Electrical



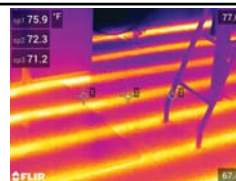
Outlets tested to be properly wired and have GFCI type protection for safety.



## Heat & A/C



Radiant in floor heating from separate boiler zone. Infrared photos show location of heating tubing in the floor.



## Kitchen Summary

No major concerns were observed.

Recommend interior radon testing due to installation of granite countertops which could emit radon gas.



Appears Serviceable

Minor Repair

Significantly Deficient

Potential Safety Concern

Further Investigate

## Ceiling Walls&Flrs



Sheet rock ceilings and walls with tile floors.



## Toilet(s)



All toilets flushed normally. First floor toilet is loose from the floor and

**We have special testing techniques to find leaks other inspectors could not and did not find...**



## Sink(s)



There were functional flows to and from all sinks



## Tub(s)



There were functional flows to and from all tubs. First floor tub drain stopper not operational.



## Shower(s)



There were functional flows at both showerheads. Far right photo shows leakage at master bath handheld shower connection-simply tighten.



## Windows & Doors



Double hung thermal window units operated normally. Both bathroom doors did not close and latch properly-minor adjustment needed.



## Electrical



First floor GFCI outlet not tripping when tested-simply replace. Master bath GFCI outlet operated normally when tested.



## Heat & A/C



Hot water baseboard heating. Far right photo shows air-conditioning duct at ceiling.



## Bathrooms Summary

No major concerns were observed.


Typical minor repairs for age and location of home. Monitor all fixtures for any leakage and periodically check for moisture before any ceiling and/or floor damage occurs. Safety items should be a repair priority.


# BEDROOMS

Appears Serviceable  
 Minor Repair  
 Significantly Deficient  
 Potential Safety Concern  
 Further Investigate


<b>Upper Stairway</b> 	Wooden stair treads with partial wooden handrails-section of railing missing and likely needed for a government sponsored mortgage, i.e. FHA or VA mortgage		
<b>Ceilings</b> 	Sheet rock		
<b>Walls</b> 	Sheetrock <div style="border: 2px solid red; background-color: yellow; padding: 5px; display: inline-block;"> <b>Recommendation to help expedite your transaction...</b> </div>		
<b>Floors</b> 	Carpet <div style="border: 2px solid red; background-color: yellow; padding: 5px; display: inline-block;"> <b>Recommendations to protect you and your family...</b> </div>		
<b>Windows &amp; Doors</b> 	Double hung thermal window units operated normally.		<div style="border: 2px solid red; background-color: yellow; padding: 5px; display: inline-block;"> <b>Recommendations to save you \$\$\$'s and improve your comfort...</b> </div>
<b>Fireplace(s)</b>  <b>n/a</b>	Any fireplaces should be periodically cleaned and checked by a professional chimney sweep.		
<b>Electrical</b> 	Accessible outlets tested to be properly wired. Photo at far right showing ceiling fan in need of balancing-wobbles on high speed. Recommend limiting use of air fresheners-can cover-up other odors like natural gas, mold, pets and rodents.		
<b>Heat &amp; A/C</b> 	Hot water baseboard heating with central air conditioning ductwork from the ceiling. Appears both heating and air conditioning can run at the same time-consider wiring upgrade.		


**Bedrooms Summary**  
 No major concerns were observed.  
 Limited visibility due to personal items in all rooms. Carefully check all areas once personal items have been removed.  
**All smoke and carbon monoxide detectors should be checked monthly.**

 Appears Serviceable

 Minor Repair

 Significantly Deficient

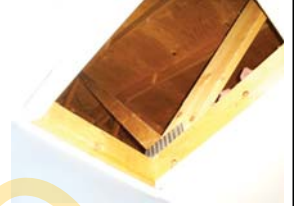
 Potential Safety Concern

 Further Investigate

## Access



Lift panel access in second floor closet.



## Roof Framing



Wooden trusses



## Roof Decking



Plywood

**An Ounce of Prevention will save you \$\$\$'s**



## Attic Floor



Visible evidence of bat and mouse droppings near attic hatch -further investigation by a professional exterminator is recommended.



## Ventilation



Ridge and soffit venting installed with proper clearance at the peak.



## Insulation



Fiberglass insulation not yet installed above garage area.



## Electrical



Improper electrical wiring visible above garage ceiling -no junction box for wire splices and missing receptacle cover.



## Attic Summary

Unknown extent of rodent past activity-recommend contacting a professional exterminator to determine if action is needed and to estimate any costs for removal of rodents and droppings.

**Go to any attic spaces and look for moisture, mold & any pest activity at least 4 times per year**

# GARAGE

Appears Serviceable   Minor Repair   Significantly Deficient   Potential Safety Concern   Further Investigate

<b>Roof</b> 	Composition shingles same as front porch area-newer.		
<b>Ceiling</b> 	Sheet rock		
<b>Walls</b> 	Sheet rock		
<b>Floor</b> 	Poured concrete		
<b>Windows &amp; Doors</b> 	Double hung thermal windows with fire rated access door at house.		
<b>Vehicle Door(s)</b> 	Garage doors not reversing when tested. Repairs needed for safety. Check door reversing safety mechanism monthly.		
<b>Electrical</b> 	Outlets tested to be GFCI protected.		

**We are Continuing Education Instructors for Home Inspectors- Why hire the student when you can have the teacher???**

## Garage Summary

No major concerns were observed.  
Safety reversing of garage doors in need of repairs.

# Summary Part One 123 Your New Home, USA

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

Be sure to obtain **(7) Critical Questions to Ask Any Home Inspector:** costs of any repairs

**LOT & GROUND**  
page 6

1. How many homes have you inspected?
2. How many years have you been in business?
3. Are you a full time home inspector?
4. Are you a state approved trainer for home inspectors?
5. How many photos do you take and will you be making them all available with the report?

moisture intrusion due to moisture & mold.

**EXTERIOR**  
page 7

6. How many total hours do you take to do a home inspection and report?
7. Do you have availability of third party guaranteed repair estimates for items in the home inspection report?

**See the next page for how we measure up...**

**ROOF**  
page 8

evaluation needed by a professional chimney sweep.

any-further

Be sure all roof water discharges away from the foundation to prevent foundation moisture intrusion which is the single leading cause of basement & crawlspace mold growth.

**FOUND-ATION**  
page 9

No major concerns were observed. Typical repairs for age and location of home.

Be sure proper temperature and humidity conditions are maintained year round. Any dehumidifier must be kept operating. Consider installation of compact water alarms to detect any leakage.

**ELECTRICAL**  
pages 10-11

No major concerns were observed.

Any repairs or upgrades should be performed by a qualified professional electrician. Safety items should be a priority for any repairs and/or upgrades. Be sure to test all GFCI and AFCI devices-replace any found defective (not tripping) when the test button is depressed.

**PLUMBING**  
page 12

Immediate repairs needed for water heater-owner and utility company notified. Unknown performance of on demand water heater due to requirement for specific water chemistry-likely will need a softener minimally to prevent mineral buildup on the interior components.

Safety items should be a repair priority.

**HEATING**  
page 13

Active system leakage and abnormal flame color visible-further investigation by professional heating contractor needed. Unknown remaining life of boiler. Improper type vent piping installed-upgrade to stainless steel type piping needed for safety.

# Summary Part Two

123 Your New Home, USA

Follow-up

Be sure to c

VENTIL-  
ATION  
& AC  
page 14

LR, DR,  
FMLY  
Rooms  
pages 15

KITCHEN  
page 16

BATH-  
ROOMS  
page 17

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3. Full Time-Yes, the only way to be the BEST! Most are only part timers
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Safety reversing of garage doors in need of repairs.



**Paul L. Peck**, CHI, CPI

NYS Inspector # 160000100131

Certified Home Inspector

Certified Professional Inspector

*“Do you know who constructed or repaired your home? Are you confident your home is safe? YouTube videos and DIY TV shows are great for their technical information which can make anyone feel like an expert. Most projects, repairs and services should be done by a trained professional. However, in my 26 years of construction and property management I’ve seen where prices can motivate the mechanically challenged to attempt anything. My knowledge, training, experience and attention to detail can identify the work done by inexperienced contractors and DIYers.”*

*“In 33 years and over 11,088 completed inspections and reports as a full time property inspector I have seen a lot of changes. More changes in the thinking and mindset of buyers and sellers than with the properties we have inspected. Home inspection services are not a commodity like a sweater, pair of shoes or a car. Unfortunately many people have the impression that all inspectors and reports are created equal and they will benefit from shopping around for the best price. Quality inspection services are performed by licensed, knowledgeable and highly skilled professionals with decades of experience. If shopping for the lowest priced haircut or cheapest heart surgeon is how you roll, best of luck...In a market economy, such as ours, the term: **You get what you pay for** is still very valid even today. We stand ready to provide you with the best quality services and value for your money.*

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**Rick Bates**, CAQS, CCC,

CCI, CEI, CHI, CMI, CRT, CTS

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