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Home Inspection Report



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Staten Island, NY 10310

P & D Home Inspections

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Scope & Standards of Practice

197-5.2 Purpose and Scope.

(a) These Standards of Practice establish a minimum and uniform standard for home inspectors. Home inspections shall be performed in compliance with these Standards of Practice and shall provide the client with objective information regarding the condition of the systems and components of the residential building as observed at the time of the home inspection.

(b) These Standards of Practice are not intended to limit home inspectors from including other inspection services or from observing and reporting upon systems and components not required by these Standards of Practice.

(c) The home inspection report shall clearly identify the systems and components of the residential building that were observed. If a home inspector is providing a home inspection that does not meet the minimum requirements as set forth in this Standards of Practice, the home inspection report must describe the scope of work, the services provided and the systems and components that are included and excluded in the inspection.

197-5.3 Minimum Requirements.

(a) Home inspectors shall observe and report on readily accessible, visually observable installed systems and components as set forth in these Standards of Practice.

(b) Home inspectors shall report on those systems and components observed that, in the professional opinion of the home inspector, are deficient, not functioning properly and/or unsafe.

(c) If a home inspector has not observed a particular system or major component, he or she shall list said item in the inspection report as an item that was not observed and shall set forth the reasons why said item was not observed.

197-5.4 Site Conditions.

(a) Home inspectors shall observe and report the following site conditions:

1. The building perimeter for land grade and water drainage directly adjacent to the foundation;
2. Trees and vegetation that adversely affect the residential building;
3. Walkways, steps, driveways, patios and retaining walls.

(b) Home inspectors are not required to observe and report on the following site conditions:

1. Fences and privacy walls;
2. The health and condition of trees, shrubs and other vegetation.

197-5.5 Structural Systems.

(a) Home inspectors shall observe and report on the following:

1. Any deteriorated and/or damaged structural component including the building foundation and framing;
2. The floor structure;
3. The wall structure;
4. The ceiling structure;
5. The roof structure.

197-5.6 Exterior.

(a) Home inspectors shall observe and report on:

1. All exterior walls and coverings, flashing and trim;
2. All exterior doors including garage doors and operators;
3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
4. All eaves, soffits and fascias where accessible from the ground level;
5. All adjacent walkways, patios and driveways on the subject property;
6. The condition of a representative number of windows.

(b) Home inspectors are not required to observe and report on the following:

1. Screening, shutters, awnings and other seasonal accessories;
2. Fences;
3. Geological and/or soil conditions;
4. Recreational facilities;
5. Out-buildings other than garages and carports;
6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
7. Erosion control and earth stabilization measures;
8. The operation of security locks, devices or systems;
9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

197-5.7 Roof Systems.

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Scope & Standards of Practice (Continued)

(a) Home inspectors shall observe and report on readily accessible:

1. Roofing materials and condition;
2. Roof drainage systems;
3. Flashing;
4. Skylights, chimneys and roof penetrations.

(b) The home inspector shall report on the methods used to observe the roof and other components set forth in this section.

(c) All home inspection reports shall describe the observed condition and type of roofing materials and shall describe the methods used to observe the roofing.

(d) Home inspectors are not required to observe and report on:

1. Antennas, lightening arresters or similar attachments;
2. Any flue or chimney interior that is not readily accessible;
3. Other installed accessories.

(e) Home inspectors are not required to operate powered roof ventilators.

(f) Home inspectors are not required to determine the remaining life expectancy of roof coverings, manufacturers' defects, installation methods or recalls or to determine the number of roof layers present.

(g) Home inspectors are not required to walk on or access a roof where to do so could result in damage to the roof or roofing material or endanger the health and safety of the home inspector.

197-5.8 Plumbing System.

(a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:

1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

(b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:

1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

(c) Home inspectors are not required to:

1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
2. Observe and report on any system that is shut down or secured;
3. Observe and report on any plumbing component that is not readily accessible;
4. Observe and report on any exterior plumbing component or system or any underground drainage system;
5. Observe and report on fire sprinkler systems;

6. Evaluate the potability of any water supply;

7. Observe and report on water conditioning equipment including softener and filter systems;

8. Operate freestanding or built in appliances;

9. Observe and report on private water supply systems;

10. Test shower pans, tub and shower surrounds or enclosures for leakage;

11. Observe and report on gas supply system for materials, installation or leakage;

12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related under-ground piping, conduit, cisterns and equipment;

13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;

14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;

15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;

16. Observe and report on any solar water heating systems.

(d) Home inspections shall describe the water supply, drain, waste and vent piping materials; the water heating equipment including capacity, and the energy source and the location of the main water and main fuel shut-off valves. In preparing a report, home inspectors shall state whether the water supply and waste disposal systems are a public, private or unknown.

197-5.9 Electrical System.

(a) Home inspectors shall observe and report upon readily accessible and observable portions of:

1. Service drop;

2. Service entrance conductors, cables and raceways;

3. The main and branch circuit conductors for property over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel

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Scope & Standards of Practice (Continued)

covers:

4. Service grounding;

5. Interior components of service panels and sub-panels;

6. A representative number of installed lighting fixtures, switches and receptacles;

7. A representative number of ground fault circuit interrupters.

(b) Home inspections shall describe readily accessible and observable portions of:

1. Amperage and voltage rating of the service;

2. The location of main disconnects and sub-panels;

3. The presence of aluminum branch circuit wiring;

4. The presence or absence of smoke detectors and carbon monoxide detectors;

5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.

(c) Home inspectors are not required to:

1. Observe and report on remote control devices;

2. Observe and report on alarm systems and components;

3. Observe and report on low voltage wiring systems and components such as doorbells and intercoms;

4. Observe and report on ancillary wiring systems and components which are not a part of the primary electrical power distribution system;

5. Insert any tool, probe or testing device into the main or sub-panels;

6. Activate electrical systems or branch circuits which are not energized;

7. Operate overload protection devices;

8. Observe and report on low voltage relays, smoke and/or heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring or any system controlled by timers;

9. Move any object, furniture or appliance to gain access to any electrical component;

10. Test every switch, receptacle and fixture;

11. Remove switch and outlet cover plates;

12. Observe and report on electrical equipment not readily accessible;

13. Dismantle any electrical device or control;

14. Measure amperage, voltage or impedance;

15. Observe and report on any solar powered electrical component or any standby emergency generators or components.

197-5.10 Heating System.

(a) Home inspectors shall:

1. Describe the type of fuel, heating equipment and heating distribution system;

2. Operate the systems using thermostats;

3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;

4. Observe and report on the condition of normally operated controls and components of the systems;

5. Observe and report on visible flue pipes, dampers and related components for functional operation;

6. Observe and report on the presence of and the condition of a representative number of heat sources in each habitable space of the residential building;

7. Observe and report on the operation of fixed supplementary heat units;

8. Observe and report on visible components of vent systems, flues and chimneys;

(b) Home inspectors are not required to:

1. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;

2. Observe, evaluate and report on heat exchangers;

3. Observe and report on equipment or remove covers or panels that are not readily accessible;

4. Dismantle any equipment, controls or gauges;

5. Observe and report on the interior of chimney flues;

6. Observe and report on heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;

7. Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;

8. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;

9. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;

10. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;

11. Determine clearance to combustibles or adequacy of combustion air;

12. Test for gas leaks or carbon monoxide;

13. Observe and report on in-floor and in-ceiling radiant heating systems.

197-5.11 Air Conditioning Systems.

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Scope & Standards of Practice (Continued)

(a) Home inspectors shall:

1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;
2. Operate the system using the thermostat;
3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the system.

(b) Home inspectors are not required to:

1. Activate or operate air conditioning systems that have been shut down;
2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
3. Check the pressure of the system coolant or determine the presence of leakage;
4. Evaluate the capacity, efficiency or adequacy of the system;
5. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;
6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
7. Dismantle any equipment, controls or gauges;
8. Check the electrical current drawn by the unit;
9. Observe and report on electronic air filters.

197-5.12 Interior.

(a) Home inspectors shall:

1. Observe and report on the material and general condition of walls, ceilings and floors;
2. Observe and report on steps, stairways and railings;
3. Observe, operate and report on garage doors, garage door safety devices and garage door operators;
4. Where visible and readily accessible, observe and report on the bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
5. Observe, operate and report on a representative number of primary windows and interior doors;
6. Observe and report on visible signs of water penetration.

(b) Home inspectors are not required to:

1. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
3. Determine clearance to combustibles in concealed areas;
4. Observe and report on paint, wallpaper or other finish treatments;
5. Observe and report on window treatments;
6. Observe and report on central vacuum systems;
7. Observe and report on household appliances;
8. Observe and report on recreational facilities;
9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

197-5.13 Insulation and Ventilation.

(a) Home inspectors shall:

1. Observe, describe and report on insulation in accessible, visible unfinished spaces;
2. Observe, describe and report on ventilation of accessible attics and foundation areas;
3. Observe and report on mechanical ventilation systems in visible accessible areas.

(b) Home inspectors are not required to:

1. Disturb insulation;
2. Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.

197-5.14 Fireplaces.

(a) Home inspectors shall:

1. Observe and report on visible and accessible system components;
2. Observe and report on visible and accessible chimneys and vents;
3. Observe and report on chimney caps;
4. Observe and report on fireplaces and solid fuel burning appliances;
5. Observe and report on chimneys;
6. Observe, operate and report on accessible fireplace dampers.

(b) Home inspectors are not required to:

1. Observe and report on the interiors of flues or chimneys;
2. Observe and report on fire screens and doors;

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3. Observe and report on automatic fuel feed devices;
4. Observe and report on mantles and fireplace surrounds;
5. Observe and report on combustion make-up air devices;
6. Observe and report on heat distribution assists;
7. Ignite or extinguish fires;
8. Determine draft characteristics;
9. Move fireplace inserts and stoves or firebox contents.

197-5.15 Attics.

(a) Home inspectors shall observe and report on any safe and readily accessible attic space describing:

1. The method of observation used; and
2. Conditions observed.

(b) Home inspectors are not required to enter any attic where no walk-able floor is present or where entry would, in the opinion of the home inspector, be unsafe.

197-5.16 Limitations and Exclusions.

(a) Home inspectors are not required to observe any item that is concealed or not readily accessible to the home inspector. The home inspector is not required to move furniture, personal or stored items; lift floor coverings; move attached wall or ceiling coverings or panels; or perform any test or procedure which could damage or destroy the item being evaluated.

(b) Home inspectors are not required to observe appliances, recreation-al facilities, alarm systems, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.

(c) Home inspectors shall not be required to determine the presence or absence of any suspected hazardous substance including but not limited to, latent surface and/or subsurface volatile organic compounds, PCB's, asbestos, urea formaldehyde insulation, toxins, carcinogens, diseases, wood destroying organisms, mold, hazardous plants, illicit drugs or drug making equipment, lead paint, noise or contaminants in soil, water, air quality, wet lands or any other environmental hazard.

(d) Except as otherwise necessary and required by this Standards of Practice, home inspectors are not required to use special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment.

(e) Home inspectors are not required to report on real property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer installation of any component or system, or information contained in Consumer Protection Bulletins. Home inspectors are not required to report upon past or present violations of codes, ordinances or regulations.

(f) Home inspectors are not required to provide an inspection of any condominium common component or system, or to evaluate condominium reserve accounts.

(g) Home inspectors are not required to enter any residential building or area of a building that, in the opinion of the home inspector, is dangerous to the safety of the home inspector or others or that will result in damage to the property, its systems or components.

(h) Home inspectors shall not be required to enter any area or perform any procedure which, in the opinion of the home inspector, may damage the property or its components.

(i) Home inspectors shall not be required to observe any system or component that is not included in this Standards of Practice.

(j) Home inspections performed in accordance with these Standards of Practice are not technically exhaustive and are not required to identify concealed conditions, latent defects or consequential damages.

(k) Home inspectors are not required to determine:

1. Conditions of systems or components that are not readily accessible;
2. The remaining life expectancy of any system or component;
3. The strength, adequacy, effectiveness or efficiency of any system or component;
4. The causes of any condition or deficiency;
5. The methods, materials or costs of corrections;
6. The future condition of a system or component including, but not limited to, the failure of the system and/or components;
7. The suitability of the property for any specialized use;
8. The advisability of purchase of the property;
9. The presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances;

10. The presence of any environmental hazard including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water and air;

11. The effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;

12. Operating costs of systems of components;

13. Acoustical properties of any system or component;

14. Soil conditions related to geo-technical or hydrologic special-ties.

(l) Home inspectors are not required to offer:

1. To perform work in any trade or profession other than home inspection;
2. Warranties or guarantees of any kind.

(m) Home inspectors are not required to operate:

1. Any system or component that is shut down or otherwise inoperable;

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2. Any system or component that does not respond to normal operating controls and shall not be required to dismantle any system or component, except as explicitly required by these Standards of Practice;
3. Shut off valves or manual stop valves;
4. Any system or component that, in the opinion of the home inspector, is dangerous to the home inspector or other persons, or will result in damage to the residential building, its systems or its components.
 - (n) Home inspectors are not required to observe:
 1. Concealed spaces or components or underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or otherwise;
 2. Items that have not been installed;
 3. Installed decorative items;
 4. Items that are not entered in accordance with subdivision 15 of this section;
 5. Detached structures other than garages and carports.
 - (o) Home inspectors shall not be required to describe or report on any system or component that is not included in these Standards of Practice and was not inspected.
 - (p) Home inspectors shall not be required to move personal property, furniture, equipment, plants, soil, snow, ice or debris.
 - (q) These Standards of Practice are not intended to limit home inspectors from excluding systems and components from the home inspection if requested by the client.

STANDARDS OF PRACTICE FOR HOME INSPECTORS

197-5.2 Purpose and Scope.

- (a) These Standards of Practice establish a minimum and uniform standard for home inspectors. Home inspections shall be performed in compliance with these Standards of Practice and shall provide the client with objective information regarding the condition of the systems and components of the residential building as observed at the time of the home inspection.
- (b) These Standards of Practice are not intended to limit home inspectors from including other inspection services or from observing and reporting upon systems and components not required by these Standards of Practice.
- (c) The home inspection report shall clearly identify the systems and components of the residential building that were observed. If a home inspector is providing a home inspection that does not meet the minimum requirements as set forth in this Standards of Practice, the home inspection report must describe the scope of work, the services provided and the systems and components that are included and excluded in the inspection.

197-5.3 Minimum Requirements.

- (a) Home inspectors shall observe and report on readily accessible, visually observable installed systems and components as set forth in these Standards of Practice.
 - b) Home inspectors shall report on those systems and components observed that, in the professional opinion of the home inspector, are deficient, not functioning properly and/or unsafe.
 - (c) If a home inspector has not observed a particular system or major component, he or she shall list said item in the inspection report as an item that was not observed and shall set forth the reasons why said item was not observed.

197-5.4 Site Conditions.

- (a) Home inspectors shall observe and report the following site conditions:
 1. The building perimeter for land grade and water drainage directly adjacent to the foundation;
 2. Trees and vegetation that adversely affect the residential building;
 3. Walkways, steps, driveways, patios and retaining walls.
- (b) Home inspectors are not required to observe and report on the following site conditions:
 1. Fences and privacy walls;
 2. The health and condition of trees, shrubs and other vegetation.

197-5.5 Structural Systems.

- (a) Home inspectors shall observe and report on the following:
 1. Any deteriorated and/or damaged structural component including the building foundation and framing;
 2. The floor structure;

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3. The wall structure;
4. The ceiling structure;
5. The roof structure.

197-5.6 Exterior.

(a) Home inspectors shall observe and report on:

1. All exterior walls and coverings, flashing and trim;
2. All exterior doors including garage doors and operators;
3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
4. All eaves, soffits and fascias where accessible from the ground level;
5. All adjacent walkways, patios and driveways on the subject property;
6. The condition of a representative number of windows.

(b) Home inspectors are not required to observe and report on the following:

1. Screening, shutters, awnings and other seasonal accessories;
2. Fences;
3. Geological and/or soil conditions;
4. Recreational facilities;
5. Out-buildings other than garages and carports;
6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
7. Erosion control and earth stabilization measures;
8. The operation of security locks, devices or systems;
9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

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197-5.7 Roof Systems.

(a) Home inspectors shall observe and report on readily accessible:

1. Roofing materials and condition;
2. Roof drainage systems;
3. Flashing;
4. Skylights, chimneys and roof penetrations.

(b) The home inspector shall report on the methods used to observe the roof and other components set forth in this section.

(c) All home inspection reports shall describe the observed condition and type of roofing materials and shall describe the methods used to observe the roofing.

(d) Home inspectors are not required to observe and report on:

1. Antennas, lightning arresters or similar attachments;
2. Any flue or chimney interior that is not readily accessible;
3. Other installed accessories.

(e) Home inspectors are not required to operate powered roof ventilators.

(f) Home inspectors are not required to determine the remaining life expectancy of roof coverings, manufacturers' defects, installation methods or recalls or to determine the number of roof layers present.

(g) Home inspectors are not required to walk on or access a roof where to do so could result in damage to the roof or roofing material or endanger the health and safety of the home inspector.

197-5.8 Plumbing System.

(a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:

1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;

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3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

(b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:

1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

(c) Home inspectors are not required to:

1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
2. Observe and report on any system that is shut down or secured;
3. Observe and report on any plumbing component that is not readily accessible;
4. Observe and report on any exterior plumbing component or system or any underground drainage system;
5. Observe and report on fire sprinkler systems;

6. Evaluate the potability of any water supply;
7. Observe and report on water conditioning equipment including softener and filter systems;
8. Operate freestanding or built in appliances;
9. Observe and report on private water supply systems;
10. Test shower pans, tub and shower surrounds or enclosures for leakage;
11. Observe and report on gas supply system for materials, installation or leakage;
12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related under-ground piping, conduit, cisterns and equipment;
13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
16. Observe and report on any solar water heating systems.

(d) Home inspections shall describe the water supply, drain, waste and vent piping materials; the water heating equipment including capacity, and the energy source and the location of the main water and main fuel shut-off valves. In preparing a report, home inspectors shall state whether the water supply and waste disposal systems are a public, private or unknown.

197-5.9 Electrical System.

(a) Home inspectors shall observe and report upon readily accessible and observable portions of:

1. Service drop;
2. Service entrance conductors, cables and raceways;
3. The main and branch circuit conductors for property over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel covers;
4. Service grounding;
5. Interior components of service panels and sub-panels;
6. A representative number of installed lighting fixtures, switches and receptacles;
7. A representative number of ground fault circuit interrupters.

(b) Home inspections shall describe readily accessible and observable portions of:

1. Amperage and voltage rating of the service;
2. The location of main disconnects and sub-panels;
3. The presence of aluminum branch circuit wiring;

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4. The presence or absence of smoke detectors and carbon monoxide detectors;
5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.

(c) Home inspectors are not required to:

1. Observe and report on remote control devices;
2. Observe and report on alarm systems and components;
3. Observe and report on low voltage wiring systems and components such as doorbells and intercoms;
4. Observe and report on ancillary wiring systems and components which are not a part of the primary electrical power distribution system;
5. Insert any tool, probe or testing device into the main or sub-panels;
6. Activate electrical systems or branch circuits which are not energized;
7. Operate overload protection devices;
8. Observe and report on low voltage relays, smoke and/or heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring or any system controlled by timers;
9. Move any object, furniture or appliance to gain access to any electrical component;
10. Test every switch, receptacle and fixture;
11. Remove switch and outlet cover plates;
12. Observe and report on electrical equipment not readily accessible;
13. Dismantle any electrical device or control;
14. Measure amperage, voltage or impedance;
15. Observe and report on any solar powered electrical component or any standby emergency generators or components.

197-5.10 Heating System.

(a) Home inspectors shall:

1. Describe the type of fuel, heating equipment and heating distribution system;
2. Operate the systems using thermostats;
3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the systems;
5. Observe and report on visible flue pipes, dampers and related components for functional operation;
6. Observe and report on the presence of and the condition of a representative number of heat sources in each habitable space of the residential building;
7. Observe and report on the operation of fixed supplementary heat units;
8. Observe and report on visible components of vent systems, flues and chimneys;

(b) Home inspectors are not required to:

1. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;
2. Observe, evaluate and report on heat exchangers;
3. Observe and report on equipment or remove covers or panels that are not readily accessible;
4. Dismantle any equipment, controls or gauges;
5. Observe and report on the interior of chimney flues;
6. Observe and report on heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;
7. Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;
8. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;
9. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;
10. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;
11. Determine clearance to combustibles or adequacy of combustion air;
12. Test for gas leaks or carbon monoxide;

P & D Home Inspections

Scope & Standards of Practice (Continued)

13. Observe and report on in-floor and in-ceiling radiant heating systems.

197-5.11 Air Conditioning Systems.

(a) Home inspectors shall:

1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;
2. Operate the system using the thermostat;
3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the system.

(b) Home inspectors are not required to:

1. Activate or operate air conditioning systems that have been shut down;
2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
3. Check the pressure of the system coolant or determine the presence of leakage;
4. Evaluate the capacity, efficiency or adequacy of the system;
5. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;
6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
7. Dismantle any equipment, controls or gauges;
8. Check the electrical current drawn by the unit;
9. Observe and report on electronic air filters.

197-5.12 Interior.

(a) Home inspectors shall:

1. Observe and report on the material and general condition of walls, ceilings and floors;
2. Observe and report on steps, stairways and railings;
3. Observe, operate and report on garage doors, garage door safety devices and garage door operators;
4. Where visible and readily accessible, observe and report on the bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
5. Observe, operate and report on a representative number of primary windows and interior doors;
6. Observe and report on visible signs of water penetration.

(b) Home inspectors are not required to:

1. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
3. Determine clearance to combustibles in concealed areas;
4. Observe and report on paint, wallpaper or other finish treatments;
5. Observe and report on window treatments;
6. Observe and report on central vacuum systems;
7. Observe and report on household appliances;
8. Observe and report on recreational facilities;
9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

197-5.13 Insulation and Ventilation.

(a) Home inspectors shall:

1. Observe, describe and report on insulation in accessible, visible unfinished spaces;
2. Observe, describe and report on ventilation of accessible attics and foundation areas;
3. Observe and report on mechanical ventilation systems in visible accessible areas.

P & D Home Inspections

Scope & Standards of Practice (Continued)

(b) Home inspectors are not required to:

1. Disturb insulation;
2. Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.

197-5.14 Fireplaces.

(a) Home inspectors shall:

1. Observe and report on visible and accessible system components;
2. Observe and report on visible and accessible chimneys and vents;
3. Observe and report on chimney caps;
4. Observe and report on fireplaces and solid fuel burning appliances;
5. Observe and report on chimneys;
6. Observe, operate and report on accessible fireplace dampers.

(b) Home inspectors are not required to:

1. Observe and report on the interiors of flues or chimneys;
2. Observe and report on fire screens and doors;
3. Observe and report on automatic fuel feed devices;
4. Observe and report on mantles and fireplace surrounds;
5. Observe and report on combustion make-up air devices;
6. Observe and report on heat distribution assists;
7. Ignite or extinguish fires;
8. Determine draft characteristics;
9. Move fireplace inserts and stoves or firebox contents.

197-5.15 Attics.

(a) Home inspectors shall observe and report on any safe and readily accessible attic space describing:

1. The method of observation used; and
2. Conditions observed.

(b) Home inspectors are not required to enter any attic where no walk-able floor is present or where entry would, in the opinion of the home inspector, be unsafe.

197-5.16 Limitations and Exclusions.

(a) Home inspectors are not required to observe any item that is concealed or not readily accessible to the home inspector. The home inspector is not required to move furniture, personal or stored items; lift floor coverings; move attached wall or ceiling coverings or panels; or perform any test or procedure which could damage or destroy the item being evaluated.

(b) Home inspectors are not required to observe appliances, recreation-al facilities, alarm systems, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.

(c) Home inspectors shall not be required to determine the presence or absence of any suspected hazardous substance including but not limited to, latent surface and/or subsurface volatile organic compounds, PCB's, asbestos, urea formaldehyde insulation, toxins, carcinogens, diseases, wood destroying organisms, mold, hazardous plants, illicit drugs or drug making equipment, lead paint, noise or contaminants in soil, water, air quality, wet lands or any other environmental hazard.

(d) Except as otherwise necessary and required by this Standards of Practice, home inspectors are not required to use special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment.

(e) Home inspectors are not required to report on real property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer installation of any component or system, or information contained in Consumer Protection Bulletins. Home inspectors are not required to report upon past or present violations of codes, ordinances or regulations.

(f) Home inspectors are not required to provide an inspection of any condominium common component or system, or to evaluate condominium reserve

P & D Home Inspections

Scope & Standards of Practice (Continued)

accounts.

(g) Home inspectors are not required to enter any residential building or area of a building that, in the opinion of the home inspector, is dangerous to the safety of the home inspector or others or that will result in damage to the property, its systems or components.

(h) Home inspectors shall not be required to enter any area or perform any procedure which, in the opinion of the home inspector, may damage the property or its components.

(i) Home inspectors shall not be required to observe any system or component that is not included in this Standards of Practice.

(j) Home inspections performed in accordance with these Standards of Practice are not technically exhaustive and are not required to identify concealed conditions, latent defects or consequential damages.

(k) Home inspectors are not required to determine:

1. Conditions of systems or components that are not readily accessible;
2. The remaining life expectancy of any system or component;
3. The strength, adequacy, effectiveness or efficiency of any system or component;
4. The causes of any condition or deficiency;
5. The methods, materials or costs of corrections;
6. The future condition of a system or component including, but not limited to, the failure of the system and/or components;
7. The suitability of the property for any specialized use;
8. The advisability of purchase of the property;
9. The presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances;

10. The presence of any environmental hazard including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water and air;

11. The effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;

12. Operating costs of systems or components;

13. Acoustical properties of any system or component;

14. Soil conditions related to geo-technical or hydrologic special-ties.

(l) Home inspectors are not required to offer:

1. To perform work in any trade or profession other than home inspection;

2. Warranties or guarantees of any kind.

(m) Home inspectors are not required to operate:

1. Any system or component that is shut down or otherwise inoperable;

2. Any system or component that does not respond to normal operating controls and shall not be required to dismantle any system or component, except as explicitly required by these Standards of Practice;

3. Shut off valves or manual stop valves;

4. Any system or component that, in the opinion of the home inspector, is dangerous to the home inspector or other persons, or will result in damage to the residential building, its systems or its components.

(n) Home inspectors are not required to observe:

1. Concealed spaces or components or underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or otherwise;

2. Items that have not been installed;

3. Installed decorative items;

4. Items that are not entered in accordance with subdivision 15 of this section;

5. Detached structures other than garages and carports.

(o) Home inspectors shall not be required to describe or report on any system or component that is not included in these Standards of Practice and was not inspected.

(p) Home inspectors shall not be required to move personal property, furniture, equipment, plants, soil, snow, ice or debris.

(q) These Standards of Practice are not intended to limit home inspectors from excluding systems and components from the home inspection if requested by the client.

P & D Home Inspections

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional	Item/component was performing its function at the time of the inspection. Although an item may be functional at the time of the inspection, regular maintenance and upkeep will be needed.
Maintenance Item	Item/component was functional overall, but was need of normal maintenance and upkeep or was unconventional and needs further evaluation by a licensed contractor.
Defective	Item/component needs immediate repair or replacement. It is unable to perform its intended function. Evaluation/repair by a licensed contractor is recommended.
Hazardous	An imminent threat or danger to the safety, health, or the life of occupants of the property was noted. DO NOT USE UNTIL HAZARD IS REMOVED.
Not Inspected	Item was not inspected due to conditions beyond the control and/or at the discretion of the inspector for safety reasons.
Not Present	Not present or visible at the time of the inspection.

General Information

Property Information

Property Address 1234 Home St.
City Staten Island State NY Zip 10310
Contact Name Mr. Realtor
Phone (347)555-5555
Email mrrealtor@gmail.com

Client Information

Client Name Mr. & Mrs. Client
Client Address 111 Oldhome Way
City Staten. Island State NY Zip 10301
Phone (718) 555-5555
Email theclients@gmail.com

Inspection Company

Inspector Name Paul DeMorato
Company Name P & D Home Inspections
Address 141 Johnson Ave
City Staten Island, State NY Zip 10307
Phone (347)408-7248
Email pauldinspections@gmail.com
Amount Received 500
Report Number 500

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Year Built / Age: 1930 93Yrs. old Entrance Faces Northwest
Inspection Date 2023-01-19
Start Time 12:00 P.M. End Time 1:30 P.M.
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 45*
Weather Rain Soil Conditions Wet
Space Below Grade Basement
Building Type 1 Family Colonial Garage Detached
Water Source City How Verified Visual Inspection

P & D Home Inspections

General Information (Continued)

Sewage Disposal City How Verified Visual Inspection

Additions/Modifications None

Permits Obtained N/A How Verified N/A

P & D Home Inspections

General Information (Continued)

Roof

The roof of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights may appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak, but sometimes cannot. Please be aware that the inspector has your interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

Main, Main (Lower Roof), Porch Roof Surface

1. Method of Inspection: Ground level, Camera pole

2. Functional Unable to Inspect: 0%

3. Functional Material: 3 Tab, Asphalt shingle, Dimensional



4. Type: Shed, Hip

5. Approximate Age: Greater than 10 Yrs

6. Functional Flashing: Aluminum

7. Functional Valleys: Asphalt shingle

8. Not Present Skylights: None

9. Functional Plumbing Vents: Cast Iron

10. Maintenance Item Gutters: Aluminum - While it appears that gutter guards were installed they were not covered with debris but, during the inspection, rainwater runoff from the roof was observed dripping from behind the gutter and dripping on to the window sill below. See photo 1. Even with gutter guards it may still be possible for debris to get under them, causing a damming effect. This can allow the water runoff to flood and overflow the gutters letting water fall/drip from in front or behind onto whatever may be below them. It's recommended the gutter guards be removed and the gutters be cleaned either by the homeowner or a licensed contractor.

P & D Home Inspections

Roof (Continued)

Gutters: (continued)



11. Functional

Downspouts: Aluminum



12. Maintenance Item Leader/Extension: None - No Leaders/extensions were observed during the inspection, Extend runoff drains to move water away from foundation

Through Roof Chimney

13. Functional

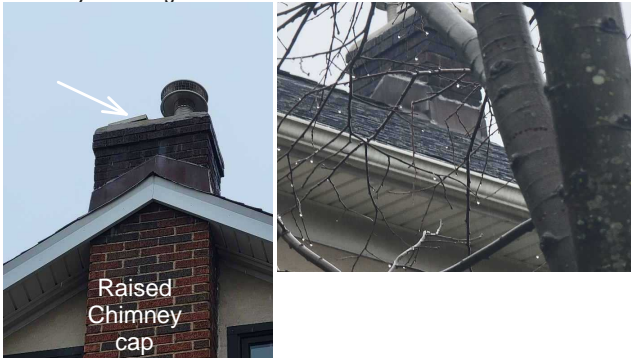
Chimney: Brick



14. Maintenance Item Flue/Flue Cap: Metal, Concrete - A portion of the metal Chimney cap appears to have raised up on one side. This may cause water to enter the chimney through this area and can cause damage to the chimney. It's recommended that a licensed contractor be contacted to reattach the metal cap.

15. Functional

Chimney Flashing: Aluminum



P & D Home Inspections

Grounds

The grounds of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

1. Maintenance Item Sidewalks: Concrete - Cracks and minor lifting was noted in the sidewalk in front of the location. It appears to be caused by the tree root shown in photo. It's recommended that the tree root be cut back, to prevent further lifting and cracking of the slabs and that the current cracks be sealed.



2. Maintenance Item Front Walkway: Concrete, Brick - The brick pavers on middle landing of the front steps have become slightly uneven (photo 2). The edge pavers on both sides (photo's 3&4), are pulling away due to the sinking of the concrete edging used to lock them in place. It's recommended that these pavers be reset and new edging, either concrete or pvc, be installed to prevent further movement of the pavers.



3. Not Present Side Walkways: N/A

4. Maintenance Item Driveway: Concrete - The front portion of the driveway is chipped and pitted. It's recommended that a licensed Masonry contractor be contacted for evaluation and possible repair.



P & D Home Inspections

Grounds (Continued)

5. Functional

Steps: Brick



6. Not Present

Handrails: None

7. Functional

Porch: Brick



8. Maintenance Item Patio: Concrete - The rear patio has numerous cracks in the slabs, but was still even. To prevent further cracking and the slabs becoming uneven it's recommended that the cracks be sealed. Evaluation by a licensed Masonry contractor is recommended.



9. Not Present

Deck: N/A

10. Not Present

Deck Steps: N/A

11. Not Present

Deck Handrail, Guard, Balustrade: N/A

12. Not Present

Balcony: N/A

13. Functional

Grading: Moderate slope

14. Maintenance Item

Vegetation: Trees, Shrubs - Overgrown shrubs were in contact with the exterior structure of the home. Vegetation too close to the structure can potentially cause harm through decay by increasing moisture retention from reduced light and airflow. Damage can be caused to screens and siding from branches abrading surfaces and leaves providing a path for moisture and insects into the home. Shrubs and bushes should be maintained at least 18 inches from the structure.

P & D Home Inspections

Grounds (Continued)

Vegetation: (continued)



15. Not Present

Window Wells: N/A

16. Maintenance Item

Retaining Walls: Brick - A minor downward sloping of the lower left side wall of the front steps has caused a few mortar joints to crack in what's called a step crack pattern. See photo 1. Repointing of the area is recommended to prevent any possible, further cracking.



17. Not Present

Basement Stairwell: N/A

18. Not Present

Basement Stairwell Drain: N/A

19. Not Present

Exterior Surface Drain: None

20. Not Inspected

Fences: N/A - Fences are not part of the inspection

P & D Home Inspections

Exterior

The Exterior and Exterior Electrical of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

Front, Side, Side, Rear Exterior Surface

1. Functional

Type: Brick veneer, Stucco



2. Functional

Trim: Aluminum

3. Functional

Fascia: Aluminum

4. Functional

Soffits: Aluminum

5. Functional

Door Bell: Hard wired

6. Functional

Entry Doors: Fiberglass

7. Functional

Stairs/Handrails: Brick steps with limestone treads, No Handrails

8. Functional

Patio Door: Metal entry door

9. Functional

Windows: Vinyl double hung, Vinyl casement

10. Functional

Basement Windows: Vinyl slider

11. Functional

Hose Bibs: Frost free, Gate - Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.

12. Functional

Gas Meter: Basement

13. Functional

Main Gas Valve: Located at gas meter

14. Exterior Electrical

Service Volts: 120-240

15. Functional

Service: Over Head Service

16. Functional

Electrical mast Wall mounted at rear of house



17. Not Present

Aluminum Wiring: Not present

P & D Home Inspections

Exterior (Continued)

18. Functional

Exterior Lighting: Surface mount, Porch Ceiling



19. Maintenance Item Exterior Electric Outlets: GFCI with weather resistant cover - The GFCI located at the exterior, side, garage wall has a broken weather resistant cover. It's recommended a new cover be installed. Photo 3.



20. Functional

Ground: Plumbing ground only

P & D Home Inspections

Electrical

The Electrical of the home was inspected and reported on with the below information. While inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlet receptacles were not removed and the inspection was only visual. Any Outlet receptacles not readily accessible, (ie. behind the refrigerator) was not inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

Basement Electric Panel

1. Functional Manufacturer: Atlas - The main electrical panel is missing a ledger which denotes which breaker serves which areas of the home. Installation of ledger is recommended.



2. Volts: 120-240

3. Maximum Capacity: 200 Amps



4. Functional Main Breaker Size: 200 Amps
5. Functional Breakers: Copper
6. Functional Conductor Type: Armored cable, BX
7. Not Present Aluminum Wiring: Not present
8. Functional Branch Wiring: Copper
9. Not Present Fuses: N/A
10. Not Present AFCI: N/A
11. Functional GFCI: At GFCI receptacles only, Kitchen and bathrooms
12. Functional Ground: Plumbing ground only

P & D Home Inspections

Electrical (Continued)

Ground: (continued)



13. Is the panel bonded? Yes

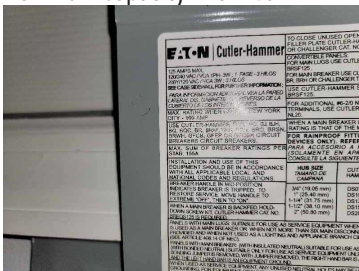
Basement, Sub Panel Electric Panel

14. Maintenance Item Manufacturer: EATON - Open "knock-out" hole- insert "blank-out" cap to close off opening



15. Volts: 125 Amps

16. Maximum Capacity: 120-240



17. Functional

Main Breaker Size: 50 Amps

18. Functional

Breakers: Copper

19. Not Present

Fuses: N/A

20. Not Present

AFCI: N/A

P & D Home Inspections

Electrical (Continued)

- 21. Functional GFCI: At GFCI receptacles only
- 22. Is the panel bonded? Yes

P & D Home Inspections

Plumbing

The plumbing in the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines, for example, can not be checked for leaks or the ability to handle the volume during the drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time, (like when vacant and waiting to close), rust or deposits in the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

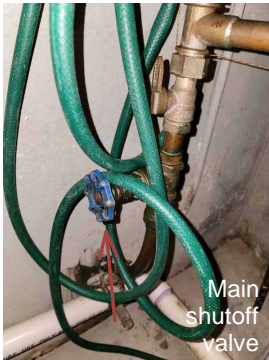
1. Functional

Main Service Line: Copper



2. Functional

Main Water Shutoff: Basement at the meter - The main shutoff valve is a blue handled rotary style, located at the water meter



3. Functional

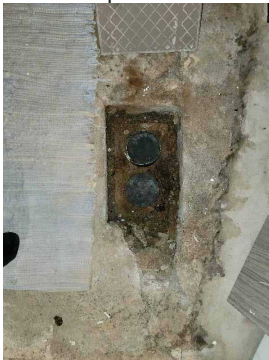
Water Supply Lines: Copper

4. Functional

Drain Pipes: PVC

5. Functional

Service Caps: Accessible



6. Functional

Vent Pipes: Cast iron

7. Functional

Gas Service Lines: Black iron pipe

Basement Water Heater

P & D Home Inspections

Plumbing (Continued)

8. Functional Water Heater Operation: Functional at time of inspection



9. Type: Natural gas Capacity: 50 Gal.

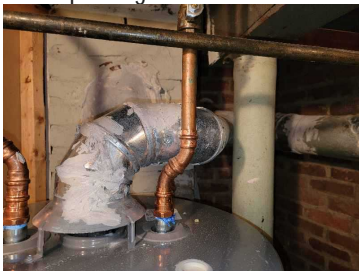
10. Manufacturer: Rheem



11. Model Number: PROG50-38N PH60 Serial Number: Q192147523

12. Approximate Age: 0 - 5 yrs Area Served: Whole building

13. Functional Flue Pipe: Single wall metal



14. Functional TPBV and Drain Tube: Copper

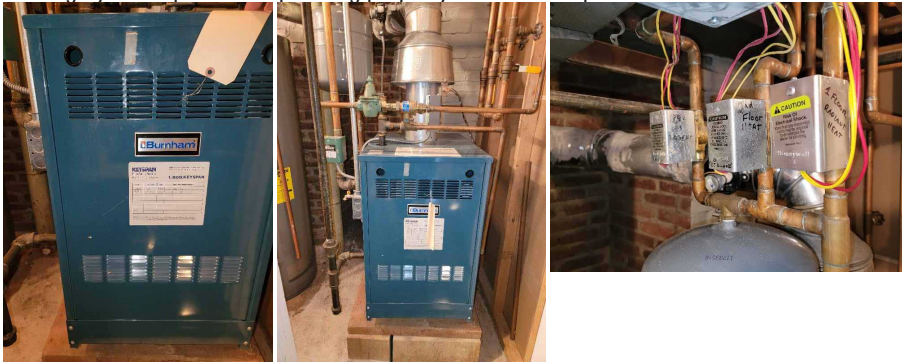
P & D Home Inspections

HVAC

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

Basement Heating System

1. Functional Heating System Operation: Operating properly at time of inspection



2. Functional Thermostats: Honeywell, Multi-zone, Programmable - The thermostat in photo 1 operates the heating for the first floor and basement and is located in the dining room. The thermostat in photo 2 operates the heating for the second floor and the attic and is located in the second floor hallway.



3. Manufacturer: Burnham



4. Type: Hydronic boiler system Capacity: 130,000 BTU

P & D Home Inspections

HVAC (Continued)

- 5. Model Number: 205NCL-TEI2 Serial Number: 64859156
- 6. Area Served: Whole building Approximate Age: Over 10 yrs
- 7. Fuel Type: Natural gas
- 8. Functional Heat Exchanger: 7 Burner



- 9. Unable to Inspect: 20%
- 10. Not Present Blower Fan/Filter: None
- 11. Functional Circulator: Pump
- 12. Functional Distribution: Radiator
- 13. Functional Draft Control: Automatic
- 14. Functional Flue Pipe: Double wall metal
- 15. Functional Controls: Relief valve
- 16. Functional Devices: Expansion tank
- 17. Not Present Humidifier: None

Attic AC System

- 18. Not Inspected A/C System Operation: Not inspected - To avoid possible compressor damage the unit was not tested due to the outside temperature being below 65 degrees. When the weather is consistently above 65 degrees it is recommended that a licensed HVAC contractor be contacted for further evaluation.
- 19. Functional Thermostats: Honeywell, Multi-zone, Programmable - **These thermostats control the heating and A/C of the home.**



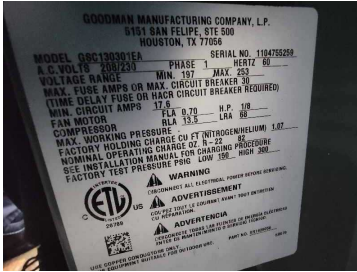
- 20. Functional Condensate Removal: PVC
- 21. Not Inspected Exterior Unit: Pad mounted - To avoid possible compressor damage the unit was not tested due to the outside temperature being below 65 degrees. When the weather is consistently above 65 degrees it is recommended that a licensed HVAC contractor be contacted for further evaluation.



P & D Home Inspections

HVAC (Continued)

22. Manufacturer: Goodman



23. Model Number: GSC130301EA Serial Number: 1104755259

24. Area Served: Whole building Approximate Age: Over 10 yrs

25. Fuel Type: Electric Temperature Differential: Unknown

26. Type: Central A/C Capacity: 2 Ton

27. Functional Visible Coil: Copper core with aluminum fins - At time of inspection only a visual inspection was done due to outside temperature being below 65 degrees. Its recommended that a licensed HVAC contractor be contacted to evaluate when weather is above 65 degrees.

28. Functional Refrigerant Lines: Appears to be in a serviceable condition - Visual only

29. Functional Electrical Disconnect: Breaker disconnect, located near the unit

P & D Home Inspections

Attic

The structure of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

Main Attic

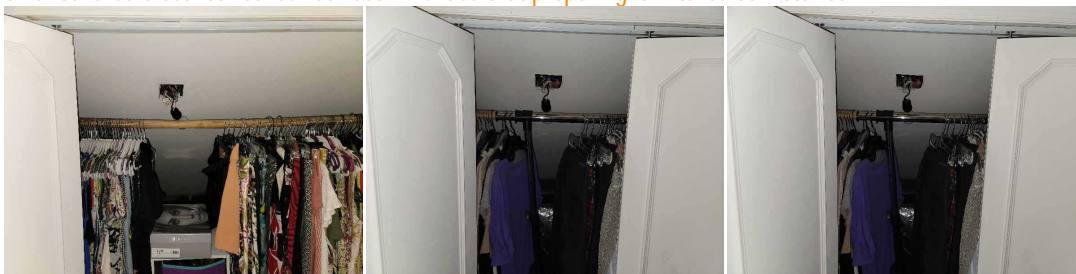
1. Access: In the attic



2. Maintenance Item Unable to Inspect: 80% - Due to finishes in floor, walls, and ceiling, and storage of personal items, the inspector was unable to ascertain the type of framing members and sheathing material of the roof. It was also noted that the stair that lead to attic are missing a handrail. Recommend inspection of attic area when empty and installation of handrail.

- 3. Not Inspected Roof Framing: Not inspected
- 4. Not Inspected Sheathing: Not inspected
- 5. Functional Moisture Penetration: None observed at time of inspection
- 6. Functional Insulation: Fiberglass, Batts
- 7. Not Inspected Insulation Depth: Unknown
- 8. Not Inspected Vapor Barrier: Paper
- 9. Not Present Attic Fan: None
- 10. Not Present House Fan: None
- 11. Functional Ventilation: Windows

12. Maintenance Item Wiring/Lighting: 110 VAC lighting circuit and outlets - During the inspection it was noted that the closets had pig tail lights installed on uncovered electrical boxes. It's recommended that proper light fixtures be installed.



13. Functional Bathroom Fan Venting: Electric fan

P & D Home Inspections

Kitchen

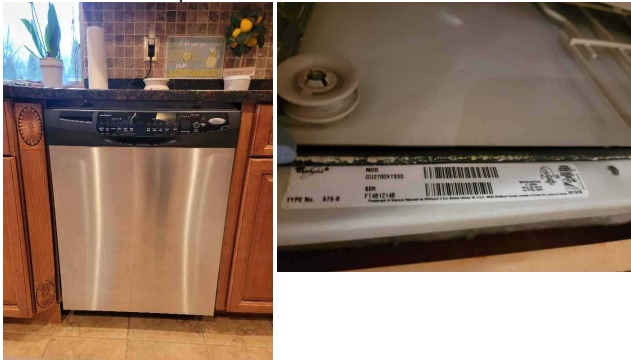
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1st Floor Kitchen

- 1. Functional Walls: Drywall and paint, Tile
- 2. Functional Floor: Tile
- 3. Functional Ceiling: Drywall and paint
- 4. Functional Windows: Vinyl casement
- 5. Functional Ventilator: Kitchenaid - Range hood vented to exterior



- 6. Functional Dishwasher: Whirlpool



- 7. Manufacturer: Whirlpool Model Number: GU2700XTSS0 Serial Number: FT4812148

- 8. Functional Ranges, Ovens, Cooktops: Kitchenaid



- 9. Manufacturer: KitchenAid Model Number: KDRP467KSS09 Serial Number: XT4812914

P & D Home Inspections

Kitchen (Continued)

10. Functional

Refrigerator: Whirlpool



11. Manufacturer: Whirlpool Model Number: GS6NBEXRL01 Serial Number: ST0840164

12. Not Present

Doors: None

13. Functional

HVAC Source: Radiator

14. Functional

Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI

15. Functional

Sink: Stainless Steel



16. Maintenance Item Plumbing/Fixtures: Stainless Steel, Shut off valves are silver handled rotary style, Water lines are copper with braided metal flex lines, Drains are metal, No P-trap is installed. **The plumbing drain line is not trapped with a P-Trap. A P-Trap should be installed to prevent sewer gas from entering the house.**



17. Functional

Cabinets: Wood

18. Functional

Counter Tops: Stone

19. Maintenance Item

Smoke/Carbon Monoxide Detector: Hard wired with battery back up - **Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early. Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.**

Basement Kitchen

20. Functional

Walls: Drywall and paint

21. Functional

Floor: Hardwood

22. Functional

Ceiling: Suspended ceiling

23. Functional

Windows: Vinyl slider

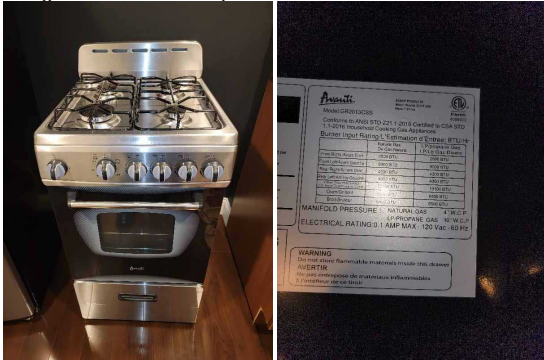
24. Not Present

Ventilator: None

P & D Home Inspections

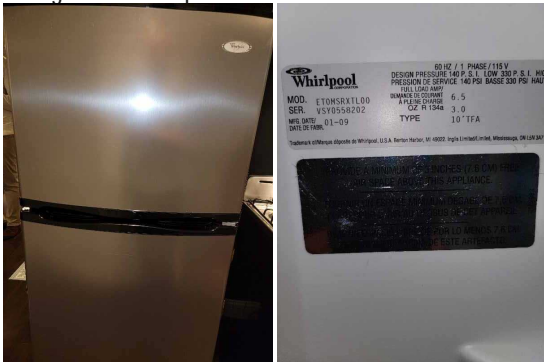
Kitchen (Continued)

25. Functional Ranges, Ovens, Cooktops: Avanti



26. Manufacturer: Avanti Model Number: GR2013CSS Serial Number: No Serial Number listed on Data plate

27. Functional Refrigerator: Whirlpool



28. Manufacturer: Whirlpool Model Number: ETOMSRXTL00 Serial Number: VSY0558202

29. Not Present Doors: None

30. Functional HVAC Source: Radiator

31. Functional Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI

32. Functional Sink: Stainless Steel



33. Functional Plumbing/Fixtures: Stainless Steel, Shut off valves are silver handled rotary style, Water lines are copper with braided metal flex lines, Plastic/PVC drain lines



P & D Home Inspections

Kitchen (Continued)

34. Functional Cabinets: Wood

35. Functional Counter Tops: Laminate

36. Maintenance Item Smoke/Carbon Monoxide Detector: Hard wired with battery back up - Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.

P & D Home Inspections

Living Space(s)

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Foyer Living Space

1. Functional Walls: Drywall and paint
2. Functional Floor: Tile
3. Functional Ceiling: Drywall and paint
4. Functional Windows: None
5. Functional Doors: Fiberglass front door
6. Not Present Closet: None
7. Functional HVAC Source: Radiant in floor heating
8. Functional Electrical: 110 VAC outlets and lighting circuits

Living Room Living Space

9. Functional Walls: Concrete, Drywall and paint
10. Functional Floor: Hardwood
11. Functional Ceiling: Drywall and paint
12. Functional Windows: Vinyl double hung, Vinyl casement
13. Not Present Doors: None
14. Not Present Closet: None
15. Functional HVAC Source: Radiant in floor heating
16. Functional Electrical: 110 VAC outlets and lighting circuits
17. Maintenance Item Smoke/Carbon Monoxide Detector: None - **Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.**

Dining Room Living Space

18. Functional Walls: Drywall and paint
19. Functional Floor: Hardwood
20. Functional Ceiling: Drywall and paint
21. Functional Windows: Vinyl double hung, Vinyl casement
22. Not Present Doors: None
23. Not Present Closet: None
24. Functional HVAC Source: Radiant in floor heating
25. Functional Electrical: 110 VAC outlets and lighting circuits

Study Living Space

26. Functional Walls: Drywall and paint
27. Functional Floor: Hardwood
28. Functional Ceiling: Drywall and paint
29. Functional Windows: Vinyl casement
30. Functional Doors: Wood and glass
31. Not Present Closet: None
32. Functional HVAC Source: Radiator
33. Functional Electrical: 110 VAC outlets and lighting circuits

1st Floor Hall Living Space

34. Functional Walls: Drywall and paint
35. Functional Floor: Hardwood

P & D Home Inspections

Living Space(s) (Continued)

- 36. Functional Ceiling: Drywall and paint
- 37. Not Present Windows: None
- 38. Functional Doors: Aluminum and glass rear door
- 39. Not Present Closet: None
- 40. Functional HVAC Source: Radiant in floor heating
- 41. Functional Electrical: 110 VAC outlets and lighting circuits
- 42. Maintenance Item Smoke/Carbon Monoxide Detector: None - **Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.**

Stairs to 1st and 2nd floors Living Space

- 43. Functional Walls: Drywall and paint
- 44. Functional Floor: Hardwood
- 45. Maintenance Item Stairs/Railings: Wood stairs with wood handrails - **Loose railing, recommend contacting a licensed contractor for evaluation and repair.**



- 46. Functional Ceiling: Drywall and paint
 - 47. Not Present Windows: None
 - 48. Not Present Doors: None
 - 49. Not Present Closet: None
 - 50. Functional HVAC Source: Radiator
 - 51. Functional Electrical: 110 VAC lighting
-
- ### 2nd Floor Hall Living Space
- 52. Functional Walls: Drywall and paint
 - 53. Functional Floor: Hardwood
 - 54. Functional Ceiling: Drywall and paint
 - 55. Functional Windows: Vinyl double hung
 - 56. Functional Doors: Hollow wood
 - 57. Functional Closet: Single
 - 58. Functional HVAC Source: Radiator
 - 59. Functional Electrical: 110 VAC outlets and lighting circuits
 - 60. Maintenance Item Smoke/Carbon Monoxide Detector: None - **Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.**

P & D Home Inspections

Bedroom(s)

2nd Floor Master Bedroom

1. Functional Walls: Drywall and paint
2. Functional Floor: Laminate
3. Functional Ceiling: Drywall and paint
4. Functional Windows: Vinyl double hung
5. Functional Doors: Hollow wood
6. Functional Closet: Single
7. Functional HVAC Source: Radiator
8. Functional Electrical: 110 VAC outlets and lighting circuits
9. Maintenance Item Smoke/Carbon Monoxide Detector: Hard wired with battery back up - [Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.](#)

Middle Bedroom

10. Functional Walls: Drywall and paint
11. Functional Floor: Laminate
12. Functional Ceiling: Drywall and paint
13. Functional Windows: Vinyl double hung
14. Functional Doors: Hollow wood
15. Functional Closet: Single
16. Functional HVAC Source: Radiator
17. Functional Electrical: 110 VAC outlets and lighting circuits
18. Maintenance Item Smoke/Carbon Monoxide Detector: Hard wired with battery back up - [See Master Bedroom Note.](#)

Rear Bedroom

19. Functional Walls: Drywall and paint
20. Functional Floor: Laminate
21. Functional Ceiling: Drywall and paint
22. Functional Windows: Vinyl double hung
23. Functional Doors: Hollow wood
24. Functional Closet: Single
25. Functional HVAC Source: Radiator
26. Functional Electrical: 110 VAC outlets and lighting circuits
27. Maintenance Item Smoke/Carbon Monoxide Detector: Hard wired with battery back up - [See Master Bedroom Note.](#)

P & D Home Inspections

Bathroom(s)

2nd floor main Bathroom

- 1. Functional Walls: Tile
- 2. Functional Floor: Tile
- 3. Functional Ceiling: Drywall and paint
- 4. Functional Windows: Vinyl double hung
- 5. Functional Ventilation: Electric ventilation fan and window
- 6. Functional Doors: Hollow wood
- 7. Not Present Closet: None
- 8. Functional HVAC Source: Radiator
- 9. Functional Electrical: 110 VAC outlets and lighting circuits
- 10. Functional Sink/Basin: One piece sink/counter top



- 11. Functional Plumbing/Fixtures: Chrome single handle with metal trap. Shut off valves located under sink are silver handled rotary. Supply lines from valve to sink are flexible braided.



- 12. Maintenance Item Counter/Cabinet: Stone counter top with wood vanity - **Missing Door handle**

- 13. Functional Toilets: TOTO 1.6 GPF



- 14. Functional Tub/Shower Surround: Tile

P & D Home Inspections

Bathroom(s) (Continued)

Basement 3/4 Bathroom Bathroom

- 15. Functional Walls: Drywall and paint, Tile
- 16. Functional Floor: Tile
- 17. Functional Ceiling: Drywall and paint
- 18. Functional Windows: Vinyl sliding
- 19. Functional Ventilation: Electric ventilation fan and window
- 20. Functional Doors: Hollow wood
- 21. Not Present Closet: None
- 22. Functional HVAC Source: Radiator
- 23. Functional Electrical: 110 VAC outlets and lighting circuits
- 24. Functional Sink/Basin: One piece sink/counter top



- 25. Functional Plumbing/Fixtures Chrome single handle with metal trap. Shut off valves located under sink are silver handled rotary. Supply lines from valve to sink are flexible braided.



- 26. Functional Counter/Cabinet: Stone counter top with wood vanity
- 27. Functional Toilets: Kohler, 1.6 GPF



- 28. Functional Shower/Surround: Tile

P & D Home Inspections

Basement

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Main Basement

1. Functional Unable to Inspect: 30% - At time of inspection the inspector was unable to check most walls of basement foundation due to finishes on walls and floor. The visible areas of foundation wall showed no signs of water penetration. A moisture meter reading of drywall indicated no signs of excessive moisture at time of inspection.

2. Defective Stairs/Railings: Wood stairs - It was noted that one side of the basement stairs are open and that there is no handrail installed. A person can possibly fall through this area and may possibly be injured. It's recommended that a handrail be installed. See photo 3.

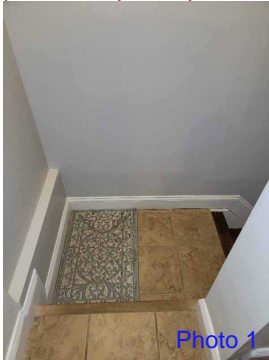


Photo 1

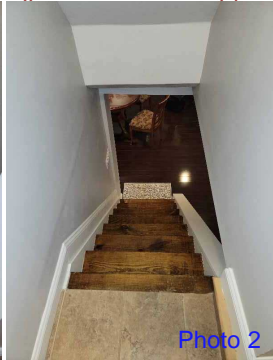


Photo 2



Photo 3 Open /No railing

3. Functional Walls: Drywall and paint

4. Functional Floor: Laminate

5. Functional Ceiling: Suspended ceiling

6. Functional Windows: Vinyl slider

7. Functional Ventilation: Windows

8. Functional Doors: Hollow wood

9. Functional HVAC Source: Radiator

10. Functional Electrical: 110 VAC outlets and lighting circuits

11. Maintenance Item Smoke/Carbon Monoxide Detector: Hard wired with battery back up - Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.

12. Not Inspected Insulation: Unknown

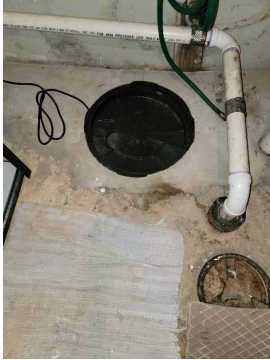
13. Not Inspected Vapor Barrier: Unknown

14. Functional Moisture Location: None

15. Functional Floor Drain: French drain - The visible area of the basement concrete floor revealed that the perimeter of the basement floor has a French drain. A French drain provides a channel, around the foundation perimeter, for any water that may penetrate into the foundation and redirect it into a sump pit that contains a pump. This pump then drains the water out of the sump pit by pumping the water out and away from the house foundation. At the time of inspection the sump pump appeared to be operating properly.

16. Functional

Sump Pump: Submerged

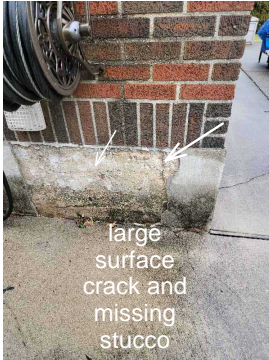


P & D Home Inspections

Structure

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- 1. Functional Structure Type: Wood frame
- 2. Maintenance Item Foundation: Concrete



- 3. Functional Foundation Floor/Slab: Poured slab
- 4. Functional Subfloor: Tongue and groove boards - No deficiencies were observed in the condition of the visible floor structure.



- 5. Functional Differential Movement: No movement or displacement noted
- 6. Not Inspected Beams: Due to finishes the inspector was unable to determine - Unable to determine due to finished on ground floor
- 7. Functional Bearing Walls: Frame
- 8. Functional Joists/Trusses: 2x8
- 9. Not Inspected Piers/Posts: N/A - At time of inspection, due to wall and ceiling finishes in basement the inspector was unable to ascertain location and type of Pier/Post.

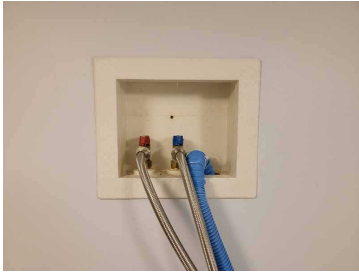
P & D Home Inspections

Laundry Room

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Basement Laundry Room/Area

- 1. Functional Walls: Drywall and paint
- 2. Functional Floor: Laminate
- 3. Functional Ceiling: Suspended ceiling
- 4. Functional Windows: Vinyl slider
- 5. Functional Doors: Hollow wood
- 6. Functional HVAC Source: Radiator
- 7. Functional Electrical: 110 VAC outlets and lighting circuits
- 8. Functional Washer and Dryer Electrical: 110 VAC
- 9. Functional Washer Drain: Wall mounted drain
- 10. Functional Washer Hose Bib: Gate valves



- 11. Not Present Laundry Tub: None
- 12. Not Present Laundry Tub Drain: None
- 13. Not Present Floor Drain: None
- 14. Functional Dryer Vent: Metal flex



- 15. Functional Dryer Gas Line: Black pipe.

- 16. Maintenance Item Smoke/Carbon Monoxide Detector: Hard wired with battery back up - **Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.**

P & D Home Inspections

Garage

The garage of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

Detached, Rear Garage

- 1. Type of Structure: Detached Car Spaces: 1
- 2. Functional Garage Doors: Insulated aluminum
- 3. Functional Door Operation: Manual
- 4. Not Present Door Opener: None
- 5. Functional Exterior Surface: Brick veneer
- 6. Functional Roof: Asphalt shingle, 3 Tab



- 7. Functional Roof Structure: 2X4 Rafter



- 8. Functional Walls: Exposed framing
- 9. Maintenance Item Floor/Foundation: Poured concrete - **Minor floor cracks noted-seal cracks**



- 10. Functional Ceiling: Exposed framing
- 11. Functional Windows: Vinyl double hung

P & D Home Inspections

Garage (Continued)

12. Not Present	Service Doors: None
13. Not Present	HVAC: None
14. Functional	Electrical: 110 VAC outlets
15. Not Present	Smoke/Carbon Monoxide Detector: None
16. Not Present	Gutters: None - No Gutters, Downspouts, or Leaders were observed on the garage. Recommend installation of these items to help divert excess water runoff away from the garage.
17. Not Present	Downspouts: None
18. Not Present	Leader/Extensions: None
19. Not Present	Hose Bibs: None

P & D Home Inspections

Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials. The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION

Living Room Fireplace

- 1. Not Present
- 2. Functional

Freestanding Stove: N/A
Fireplace Construction: Brick



- 3. Type: Wood burning
 - 4. Not Present
 - 5. Maintenance Item
- Fireplace Insert: None
Smoke Chamber: Brick



- 6. Maintenance Item
- Flue: Brick - **The fireplace flue appears to have dirt /creosote buildup. It's recommended a licensed chimney sweep be contacted for cleaning and re-inspection.**



- 7. Functional
 - 8. Functional
- Damper: Metal
Hearth: Tile

P & D Home Inspections

Final Walk-Through

PRE-CLOSING FINAL WALK-THROUGH

The Final Walk-Through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases P&D HOME INSPECTIONS LLC of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

Sincerely,

Paul DeMorato, Certified Professional Inspector
Owner P&D Home Inspections LLC.

P & D Home Inspections

Final Comments & Conclusion

WHAT'S IMPORTANT ABOUT A HOME INSPECTION

Congratulations on buying your new home.

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by termite infestation, for example.
4. Safety hazards. Such as a lack of GFCI-protection.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Keep things in perspective. Realize that sellers are under no obligation to repair everything mentioned in the report, only those that are agreed upon by you and the seller. No home is perfect.

CONCLUSION:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

P & D Home Inspections

Maintenance Item Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report

Roof

1. Gutters: Aluminum - While it appears that gutter guards were installed they were not covered with debris but, during the inspection, rainwater runoff from the roof was observed dripping from behind the gutter and dripping on to the window sill below. See photo 1. Even with gutter guards it may still be possible for debris to get under them, causing a damming effect. This can allow the water runoff to flood and overflow the gutters letting water fall/drip from in front or behind onto whatever may be below them. It's recommended the gutter guards be removed and the gutters be cleaned either by the homeowner or a licensed contractor.



2. Leader/Extension: None - No Leaders/extensions were observed during the inspection, Extend runoff drains to move water away from foundation
3. Through Roof Chimney Flue/Flue Cap: Metal, Concrete - A portion of the metal Chimney cap appears to have raised up on one side. This may cause water to enter the chimney through this area and can cause damage to the chimney. It's recommended that a licensed contractor be contacted to reattach the metal cap.

Grounds

4. Sidewalks: Concrete - Cracks and minor lifting was noted in the sidewalk in front of the location. It appears to be caused by the tree root shown in photo. It's recommended that the tree root be cut back, to prevent further lifting and cracking of the slabs and that the current cracks be sealed.



5. Front Walkway: Concrete, Brick - The brick pavers on middle landing of the front steps have become slightly uneven (photo 2). The edge pavers on both sides (photo's 3&4), are pulling away due to the sinking of the concrete edging used to lock them in place. It's recommended that these pavers be reset and new edging, either concrete or pvc, be installed to prevent further movement of the pavers.



P & D Home Inspections

Maintenance Item Summary (Continued)

6. Driveway: Concrete - The front portion of the driveway is chipped and pitted. It's recommended that a licensed Masonry contractor be contacted for evaluation and possible repair.



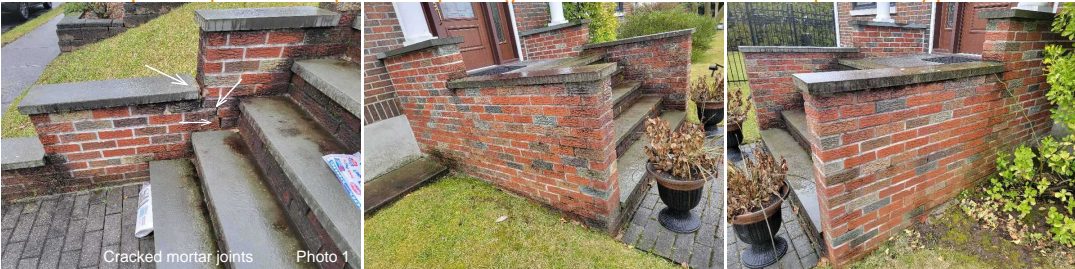
7. Patio: Concrete - The rear patio has numerous cracks in the slabs, but was still even. To prevent further cracking and the slabs becoming uneven it's recommended that the cracks be sealed. Evaluation by a licensed Masonry contractor is recommended.



8. Vegetation: Trees, Shrubs - Overgrown shrubs were in contact with the exterior structure of the home. Vegetation too close to the structure can potentially cause harm through decay by increasing moisture retention from reduced light and airflow. Damage can be caused to screens and siding from branches abrading surfaces and leaves providing a path for moisture and insects into the home. Shrubs and bushes should be maintained at least 18 inches from the structure.



9. Retaining Walls: Brick - A minor downward sloping of the lower left side wall of the front steps has caused a few mortar joints to crack in what's called a step crack pattern. See photo 1. Repointing of the area is recommended to prevent any possible, further cracking.



P & D Home Inspections

Grounds (Continued)



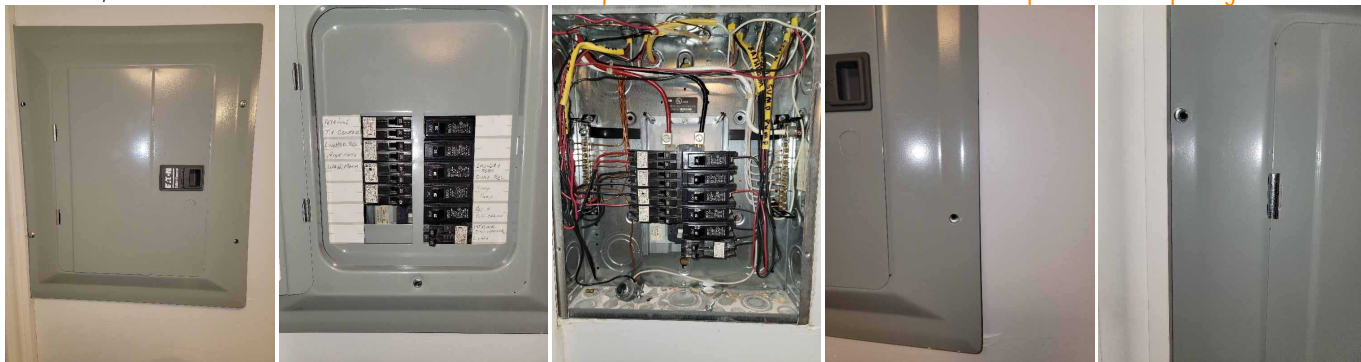
Exterior

10. Exterior Electric Outlets: GFCI with weather resistant cover - The GFCI located at the exterior, side, garage wall has a broken weather resistant cover. It's recommended a new cover be installed. Photo 3.



Electrical

11. Basement, Sub Panel Electric Panel Manufacturer: EATON - Open "knock-out" hole- insert "blank-out" cap to close off opening



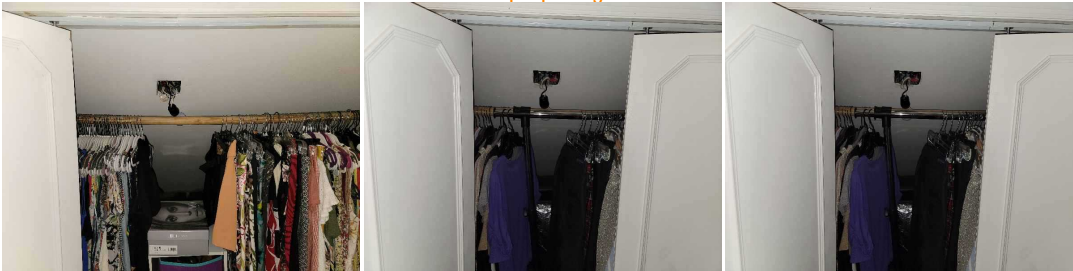
P & D Home Inspections

Electrical (Continued)



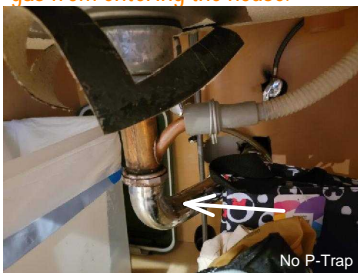
Attic

12. Main Attic Unable to Inspect: 80% - Due to finishes in floor, walls, and ceiling, and storage of personal items, the inspector was unable to ascertain the type of framing members and sheathing material of the roof. It was also noted that the stair that lead to attic are missing a handrail. Recommend inspection of attic area when empty and installation of handrail.
13. Main Attic Wiring/Lighting: 110 VAC lighting circuit and outlets - During the inspection it was noted that the closets had pig tail lights installed on uncovered electrical boxes. It's recommended that proper light fixtures be installed.



Kitchen

14. 1st Floor Kitchen Plumbing/Fixtures: Stainless Steel, Shut off valves are silver handled rotary style, Water lines are copper with braided metal flex lines, Drains are metal, No P-trap is installed. The plumbing drain line is not trapped with a P-Trap. A P-Trap should be installed to prevent sewer gas from entering the house.



15. 1st Floor Kitchen Smoke/Carbon Monoxide Detector: Hard wired with battery back up - Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early. Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.
16. Basement Kitchen Smoke/Carbon Monoxide Detector: Hard wired with battery back up - Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.

P & D Home Inspections

Maintenance Item Summary (Continued)

Living Space(s)

17. Living Room Living Space Smoke/Carbon Monoxide Detector: None - Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.
18. 1st Floor Hall Living Space Smoke/Carbon Monoxide Detector: None - Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.
19. Stairs to 1st and 2nd floors Living Space Stairs/Railings: Wood stairs with wood handrails - Loose railing, recommend contacting a licensed contractor for evaluation and repair.



20. 2nd Floor Hall Living Space Smoke/Carbon Monoxide Detector: None - Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.

Bedroom(s)

21. 2nd Floor Master Bedroom Smoke/Carbon Monoxide Detector: Hard wired with battery back up - Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.
22. Middle Bedroom Smoke/Carbon Monoxide Detector: Hard wired with battery back up - See Master Bedroom Note.
23. Rear Bedroom Smoke/Carbon Monoxide Detector: Hard wired with battery back up - See Master Bedroom Note.

Bathroom(s)

24. 2nd floor main Bathroom Counter/Cabinet: Stone counter top with wood vanity - Missing Door handle

Basement

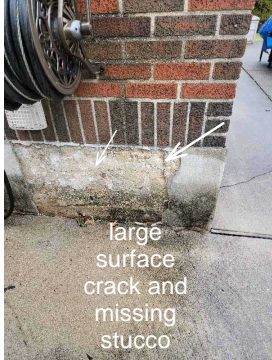
25. Main Basement Smoke/Carbon Monoxide Detector: Hard wired with battery back up - Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.

P & D Home Inspections

Maintenance Item Summary (Continued)

Structure

26. Foundation: Concrete



Laundry Room

27. Basement Laundry Room/Area Smoke/Carbon Monoxide Detector: Hard wired with battery back up - **Combination Smoke/Carbon Monoxide detectors are installed on all levels of the home on ceilings. While this is fine for Smoke detectors it's not for Carbon Monoxide detectors. Carbon Monoxide is a heavy gas that takes long to fill a room. It's recommended that plug in Carbon Monoxide detectors be installed at outlets as they are low enough for Carbon Monoxide to be detected early., Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.**

Garage

28. Detached, Rear Garage Floor/Foundation: Poured concrete - **Minor floor cracks noted-seal cracks**



Fireplace

29. Living Room Fireplace Smoke Chamber: Brick



P & D Home Inspections

Maintenance Item Summary (Continued)

30. Living Room Fireplace Flue: Brick - The fireplace flue appears to have dirt /creosote buildup. It's recommended a licensed chimney sweep be contacted for cleaning and re-inspection.



P & D Home Inspections

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Basement

1. Main Basement Stairs/Railings: Wood stairs - It was noted that one side of the basement stairs are open and that there is no handrail installed. A person can possibly fall through this area and may possibly be injured. It's recommended that a handrail be installed. See photo 3.

