



141 Johnson Avenue S.I.N.Y. 10307

Inspector: Paul DeMorato (347) 408-7248  
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NYSLIC#:16000094040

NYSDEC: T2904480

[pdhomeinspect.com](http://pdhomeinspect.com)

# Home Inspection Report



18 Anywhere Ln  
Staten Island, NY 10314

# P & D Home Inspections

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# P & D Home Inspections

## Definitions

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

Inspected	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 requires normal maintenance and upkeep or was unconventional and needs further evaluation/repair by a licensed contractor.
Recommendation	The item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic and may require evaluation/repair by a licensed contractor.
Requires Attention	Item/component needs immediate repair or replacement. It is unable to perform its intended function. Evaluation/repair by a licensed contractor is recommended.
Safety	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.

## General Information

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### Property Information

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Property Address 18 Anywhere Ln  
City Staten Island State NY Zip 10314  
Contact Name Mrs. Real Estate Agent  
Phone (718) 555-5555  
Email mrsrealestateagent@gmail.com

### Client Information

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Client Name Mr.&Mrs. Home Buyer  
Client Address 111 House Way  
City Staten Island State N.Y. Zip 10314  
Phone (718) 555-5555  
Email mrhomebuyer@gmail.com

### Inspection Company

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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 pdhomeinspect@gmail.com  
Amount Received 650  
Report Number 72-032824PD1

### Conditions

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Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Year Built / Age: 1990 33 Years Old Entrance Faces Southwest  
Inspection Date 2024-03-28  
Start Time 4:30 P.M. End Time 6:30 P.M.  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 50\*  
Weather Rain Soil Conditions Wet  
Space Below Grade Slab on grade  
Building Type Condominium Garage None

# P & D Home Inspections

## General Information (Continued)

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Water Source City How Verified Multiple Listing Service, Visual Inspection

Sewage Disposal City How Verified Multiple Listing Service, Visual Inspection

Additions/Modifications N/A

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.

1. Inspected Covered By Condo Association Covered - Covered by the association. While the roof was not directly inspected, all roofing system components appear to be in a satisfactory condition.

#### Main Roof Surface

2. Method of Inspection: Camera pole

3. Not Inspected Unable to Inspect: 0%

4. Inspected Material: 3 Tab, Asphalt shingle



5. Type: Hip

6. Approximate Age: 5 yrs-10 Yrs

7. Not Inspected Flashing: Aluminum

8. Not Inspected Valleys: Rolled roof material

# P & D Home Inspections

## Roof (Continued)

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9. Not Inspected	Skylights: N/A
10. Not Inspected	Plumbing Vents:
11. Not Inspected	Gutters: Aluminum
12. Not Inspected	Downspouts: Aluminum
13. Not Inspected	Leader/Extension: PVC
Through Roof Chimney	
14. Inspected	Chimney: Metal - The chimney, from the roof line up, all the chimney components, and flashings are covered by the association. While not required, the inspector did look at the chimney in this area as any problems may directly impact the Condo Unit. No deficiencies were observed in the condition of the portion of the chimney that extended above the roof. Inspection of this portion of the chimney includes evaluation of the chimney exterior, visible flue, penetration flashing and counter-flashing and location on the roof.
15. Inspected	Flue/Flue Cap: Metal
16. Inspected	Chimney Flashing: Aluminum

# P & D Home Inspections

## Grounds

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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. Inspected Covered By Condo Association Covered - The areas marked Inspected are covered by the association and appear to be in a satisfactory condition.
2. Inspected Sidewalks: Paver
3. Inspected Front Walkway: Paver
4. Not Inspected Side Walkways: None
5. Not Inspected Driveway: None
6. Not Inspected Steps: None
7. Not Inspected Handrails: None
8. Not Inspected Porch: None
9. Inspected Patio: Concrete
10. Inspected Grading: Minor slope
11. Inspected Vegetation: Grass, Shrubs
12. Not Inspected Exterior Surface Drain: None
13. Not Inspected Fences: None

# 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.

1. Inspected Covered By Condo Association Covered - The areas marked Inspected are covered by the association and all appear to be in a satisfactory condition.

### Front, Rear Exterior Surface

2. Inspected Type: Brick veneer, Vinyl siding



3. Inspected Trim: Aluminum

4. Inspected Fascia: Aluminum

5. Inspected Soffits: Aluminum

6. Inspected Door Bell: Hard wired

7. Inspected Entry Doors: Metal

8. Inspected Patio Door: Vinyl sliding

9. Inspected Windows: Vinyl casement, Vinyl double hung

10. Not Inspected Hose Bibs: None

11. Inspected Gas Meter: Located at the side wall of the end unit of the complex run.

12. Inspected Main Gas Valve: Located at gas meter

13. Exterior Electrical Service Volts: 120/240

14. Inspected Service: Underground Service



15. Not Inspected Electrical mast N/A

16. Not Inspected Aluminum Wiring: Not present

17. Inspected Exterior Lighting: Surface mount



# P & D Home Inspections

## Exterior (Continued)

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18. Inspected

Exterior Electric Outlets: GFCI with weather resistant cover



19. Inspected

Ground: Plumbing and rod in ground

# P & D Home Inspections

## Living Space(s)

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The interior 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs, or areas obstructed from view. 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.

### Foyer Living Space

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1. Inspected

Walls: Drywall and paint



2. Inspected

Floor: Tile

3. Inspected

Ceiling: Drywall and paint

4. Not Inspected

Windows: None

5. Inspected

Doors: Metal

6. Not Inspected

Closet: None

7. Inspected

HVAC Source: Register

8. Inspected

Electrical: 110 VAC lighting

9. Not Inspected

Smoke/Carbon Monoxide Detector: None

### Living Room/Dining Room Combo Living Space

---

10. Inspected

Walls: Drywall and paint



11. Inspected

Floor: Hardwood

12. Inspected

Ceiling: Drywall and paint

13. Inspected

Windows: Vinyl casement

14. Inspected

Doors: Hollow wood

15. Inspected

Closet: Single

16. Inspected

HVAC Source: Register

17. Inspected

Electrical: 110 VAC outlets and lighting circuits

18. Not Inspected

Smoke/Carbon Monoxide Detector: None

### Hallway Living Space

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19. Inspected

Walls: Drywall and paint

20. Inspected

Floor: Hardwood

21. Inspected

Ceiling: Drywall and paint

22. Not Inspected

Windows: None

23. Inspected

Doors: Hollow wood

24. Inspected

Closet: Single

25. Inspected

HVAC Source: Register

# P & D Home Inspections

## Living Space(s) (Continued)

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26. Inspected Electrical: 110 VAC outlets and lighting circuits

27. Recommendation Smoke/Carbon Monoxide Detector Appears to be battery operated - [Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.](#)



# P & D Home Inspections

## Kitchen

The interior 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs, or areas obstructed from view. 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.

### 1st Floor Kitchen

1. Inspected

Walls: Drywall and paint, Tile



2. Inspected

Floor: Tile

3. Inspected

Ceiling: Drywall and paint

4. Not Inspected

Windows: None

5. Inspected

Ventilator: Bosch - **The range hood/built-in microwave self vents back into kitchen**



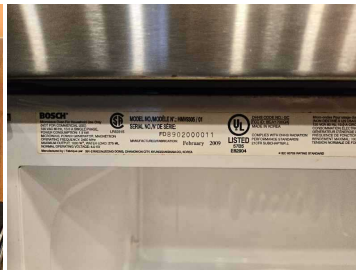
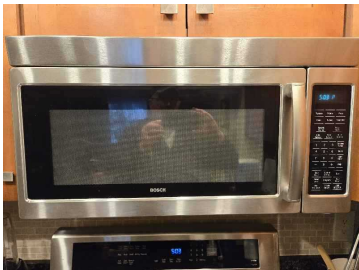
6. Inspected

Ranges, Ovens, Cooktops: LG - **The oven operated when tested. Inspection of ranges is limited to basic functions, such as testing of bake/broil, and convection (if present) features of the oven. Self-cleaning is not tested.**



7. Inspected

Microwave: Bosch



# P & D Home Inspections

## Kitchen (Continued)

8. Inspected

Dishwasher: Bosch - The dishwasher was operated through one cycle and appeared to be in working order at time of inspection.



9. Inspected

Refrigerator: Frigidaire - The refrigerator was operational at the time of inspection. The efficiency of the appliance is not tested.



10. Not Inspected

Doors: None

11. Inspected

HVAC Source: Register

12. Maintenance Item

Electrical: 110 VAC lighting, 110 VAC GFCI - The 2 outlets that are with-in 6 feet of the sink are Non-GFCI circuit -recommend GFCI circuit be installed, Open or missing ground was detected on outlet between Range and Refrigerator.



# P & D Home Inspections

## Kitchen (Continued)

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13. Inspected

Sink: Stainless Steel



14. Inspected

Plumbing/Fixtures: Single lever, Stainless steel with built in sprayer. The shutoff valves are silver rotary style with metal braided flex lines. Metal drain lines.



15. Inspected

Cabinets: Wood

16. Inspected

Counter Tops: Stone

# P & D Home Inspections

## Bathroom(s)

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1st floor main Bathroom

1. Inspected

Walls: Drywall and paint, Tile



2. Inspected

Floor: Tile

3. Inspected

Ceiling: Drywall and paint

4. Not Inspected

Windows: None

5. Inspected

Ventilation: Electric ventilation fan



6. Inspected

Doors: Hollow wood

7. Inspected

HVAC Source: Register

8. Maintenance Item

Electrical: 110 VAC lighting, 110 VAC GFCI - The outlet is loose and appears to be pulling free from its mounting to be outlet box. Recommend contacting a licensed Electrical contractor for evaluation and repair.



9. Inspected

Sink/Basin: One piece sink/counter top



# P & D Home Inspections

## Bathroom(s) (Continued)

10. Maintenance Item Plumbing/Fixtures: Single lever, Stainless steel. The shutoff valves are silver rotary style with metal braided flex lines. Metal drain lines. **The hot water shutoff valve is missing its handle. Installation of new handle is recommended.**



11. Inspected  
12. Inspected

Counter/Cabinet: Stone counter top with wood vanity  
Toilets: JAMECO 1.6 GPF



13. Inspected

Tub/Shower Surround: Porcelain coated tub with tile walls





# P & D Home Inspections

## Bedroom(s)

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### Master Bedroom Bedroom

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1. Inspected Walls: Drywall and paint



- 2. Inspected Floor: Hardwood
- 3. Inspected Ceiling: Drywall and paint
- 4. Inspected Windows: Vinyl double hung
- 5. Inspected Doors: Hollow wood
- 6. Inspected Closet: Large
- 7. Inspected HVAC Source: Register
- 8. Inspected Electrical: 110 VAC outlets and lighting circuits
- 9. Requires Attention Smoke/Carbon Monoxide Detector: None - [Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.](#)

### 1st Floor rear Bedroom

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10. Inspected Walls: Drywall and paint



- 11. Inspected Floor: Hardwood
- 12. Inspected Ceiling: Drywall and paint
- 13. Inspected Windows: Vinyl slider
- 14. Inspected Doors: Hollow wood
- 15. Inspected Closet: Single
- 16. Inspected HVAC Source: Register
- 17. Inspected Electrical: 110 VAC outlets and lighting circuits
- 18. Requires Attention Smoke/Carbon Monoxide Detector: None - [Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.](#)

# 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.

### Foyer Electric Panel

1. Recommendation Manufacturer: SIEMENS - Due to the electrical panel cover front being painted to the wall and the cover front screws being painted over, so as not to cause damage to the surrounding paint the inspector was unable to remove cover front to inspect inside. It's recommended that a licensed Electrician be contacted for an evaluation of the panel after closing.



2. Maximum Capacity: 100 Amps

3. Inspected Main Breaker Size: 100 Amps



4. Inspected Breakers: Copper



5. Not Inspected Conductor Type: Unknown  
6. Not Inspected Aluminum Wiring: Not present  
7. Inspected Branch Wiring: Copper  
8. Not Inspected Fuses: N/A  
9. Not Inspected AFCI: N/A  
10. Not Inspected GFCI: At GFCI receptacles only

# P & D Home Inspections

## Electrical (Continued)

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- 11. Inspected                      Ground: Plumbing and rod in ground
- 12. 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, ca 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. Inspected

Main Service Line: Copper



2. Inspected

Main Water Shutoff: Laundry Room - At time of inspection it was noted that the main water shut off valve is a yellow handled gate style valve located at the water meter.



3. Inspected

Water Supply Lines: Copper

4. Inspected

Drain Pipes: Cast iron

5. Not Inspected

Service Caps: In-Accessible

6. Inspected

Vent Pipes: Cast iron

7. Inspected

Gas Service Lines: Black iron pipe

Laundry room Water Heater

8. Inspected

Water Heater Operation: Functional at time of inspection

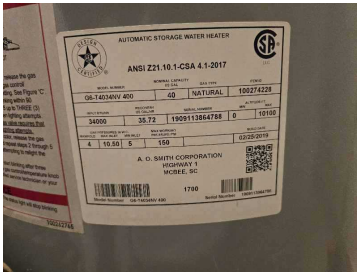


9. Type: Natural gas Capacity: 40 Gal.

# P & D Home Inspections

## Plumbing (Continued)

10. Manufacturer: A.O. Smith



11. Model Number: G6-T4034NV 400 Serial Number: 1909113864788

12. Approximate Age: 0 - 5 yrs Area Served: Condo Unit

13. Inspected Flue Pipe: Single wall metal



14. Maintenance Item TPRV and Drain Tube: Missing - TPR Valve drain tube is missing. Recommend drain tube be installed and should not be more that 6 inches from the floor. This is to help prevent scalding, by hot water, of anyone that may be nearby should the pressure relief valve open to release excess pressure/water buildup in the hot water heater.



# P & D Home Inspections

## HVAC

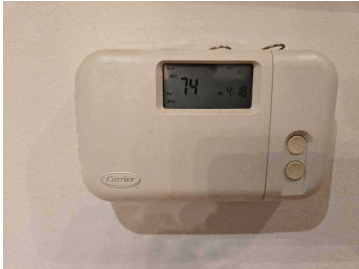
The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal 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.

### Laundry Room Heating System

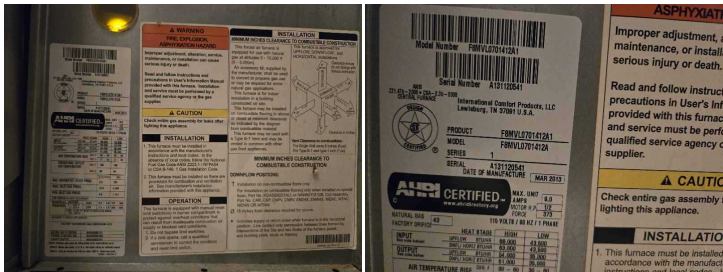
1. Inspected Heating System Operation: Operating properly at time of inspection



2. Inspected Thermostats: Carrier - Located in main hallway



3. Manufacturer: TEMPSTAR



4. Type: Forced air Capacity: 66,000 BTU  
5. Model Number: F8MVL0701412A1 Serial Number: A131120541  
6. Area Served: Condo Unit Approximate Age: Over 10 yrs  
7. Fuel Type: Natural gas



# P & D Home Inspections

## HVAC (Continued)

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25. Fuel Type: Electric Temperature Differential: Unknown

26. Type: Central A/C Capacity: 2.5 Ton

27. Inspected Visible Coil: Copper core with aluminum fins

28. Inspected Refrigerant Lines: Appears to be in a serviceable condition

29. Inspected Electrical Disconnect: located near the unit





# P & D Home Inspections

## Structure

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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.

- |                  |  |
|------------------|--|
| 1. Inspected     | Structure Type: Wood frame   |
| 2. Inspected     | Foundation: Poured slab  |
| 3. Inspected     | Foundation Floor/Slab: Poured slab   |
| 4. Inspected     | Differential Movement: At time of inspection, No movement or displacement noted. |
| 5. Inspected     | Subfloor: Concrete   |
| 6. Not Inspected | Beams: Due to finishes the inspector was unable to determine                     |
| 7. Inspected     | Bearing Walls: Frame   |
| 8. Not Inspected | Joists/Trusses: Unknown  |
| 9. Not Inspected | Piers/Posts: Due to finishes the inspector was unable to determine               |

# P & D Home Inspections

## Laundry Room

The interior 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs, or areas obstructed from view. 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.

### 1st Floor Laundry Room/Area

1. Inspected

Walls: Drywall and paint



2. Inspected

Floor: Tile

3. Inspected

Ceiling: Drywall and paint

4. Not Inspected

Windows: None

5. Inspected

Doors: Hollow wood

6. Inspected

HVAC Source: Register

7. Inspected

Electrical: 110 VAC outlets and lighting circuits

8. Recommendation

Washer and Dryer Electrical: Non-GFCI outlet - [At time of inspection the receptacle behind the washer and dryer and is Non- GFCI. Due to this being an area close to water it's recommend a licensed electrician be contacted for further evaluation and replacement of receptacle.](#)

9. Inspected

Washer Drain: Wall mounted drain

10. Recommendation

Washer Hose Bib: Not visible - [At time of inspection, due to the positioning of the stackable washer/dryer units the inspector was unable to inspect the washing machine hose bib connections and water lines to the washing machine. Recommend a licensed Plumbing contractor be contacted for further evaluation once units are moved.](#)

11. Not Inspected

Floor Drain: None

12. Inspected

Dryer Vent: Metal flex



13. Inspected

Dryer Gas Line: Black pipe.

14. Recommendation

Smoke/Carbon Monoxide Detector: None - [Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.](#)

## 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

# P & D Home Inspections

## Fireplace (Continued)

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. Inspected

Fireplace Construction: Prefab



2. Inspected

Opening size: 38"x30"

3. Fuel: Wood burning

4. Not Inspected

Heating Appliance Type: N/A

### Through Roof Chimney

5. Inspected

Construction : Metal - No deficiencies were observed in the condition of the portion of the chimney that extended above the roof. Inspection of this portion of the chimney includes evaluation of the chimney exterior, spark arrestor, visible flue, cricket, penetration flashing and counter-flashing and location on the roof.



6. Inspected

Height Approximately 20 Feet

7. Inspected

Liner: Metal

8. Inspected

Size: 4 inches

9. Inspected

Last cleaning/inspection: 03/01/2019

10. Inspected

Crown/Wash: Metal

11. Inspected

ChimneyCap/Spark Arrestor Metal - The chimney, from the roof line up, all the chimney components, and flashings are covered by the association. While not required, the inspector did look at the chimney in this area as any problems may directly impact the Condo Unit., No deficiencies were observed in the condition of the portion of the chimney that extended above the roof. Inspection of this portion of the chimney includes evaluation of the chimney exterior, visible flue, spark arrestor, cricket, penetration flashing and counter-flashing and location on the roof.

# P & D Home Inspections

## Fireplace (Continued)

ChimneyCap/Spark Arrestor (continued)



- 12. Inspected
- 13. Inspected

Chimney Flashing: Metal  
Firebox/Grate: Heat refractory panels and metal grate



- 14. Inspected
- 15. Inspected

Ash Dump: None  
Damper: Metal



- 16. Not Inspected
- 17. Recommendation

Smoke Chamber: Metal  
Flue liner: Metal - *Due to limited access, the inspector was not able to visually observe the condition of the Chimney Flue liner. It's recommended contacting a licensed Chimney Sweep for further evaluation of the Flue liners overall condition. Keeping the Flue clean is an integral part of annual home maintenance. Cleaning of the Flue helps to prevent the build up of creosote, which is a tar like substance that builds up in the Flue when using the fireplace. If not properly cleaned the creosote build up can cause a fire with in the chimney. Always use a licensed Chimney Sweep for any and all maintenance on your Chimney.*

- 18. Inspected

Mantel/Surround Wood



- 19. Inspected
- 20. Inspected
- 21. Inspected
- 22. Not Inspected
- 23. Not Inspected

Hearth: Tile  
Spark Screen/Doors: Glass  
Fireplace Insert: N/A  
Freestanding Stove: N/A  
Connector Pipe Condition: N/A

# P & D Home Inspections

## Fireplace (Continued)

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24. Not Inspected      NFPA/IRC Approved Connection and Flue: N/A

25. Safety Considerations: Smoke Detector Carbon Monoxide Detector *It was noted that there was no fire extinguisher for the fireplace. There is always the potential risk when using a fireplace. Having a fire extinguisher within reach can help to mitigate that fire risk potential. Recommend installing a fire extinguisher as this will help minimize damage and help to ensure the safety of homes occupants.*

# P & D Home Inspections

## Final Walk-Through

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### 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

## Maintenance Item Summary

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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

### Kitchen

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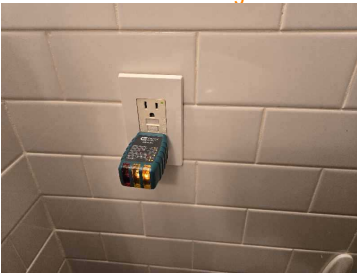
1. 1st Floor Kitchen Electrical: 110 VAC lighting, 110 VAC GFCI - The 2 outlets that are with-in 6 feet of the sink are Non-GFCI circuit -recommend GFCI circuit be installed, Open or missing ground was detected on outlet between Range and Refrigerator.



### Bathroom(s)

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2. 1st floor main Bathroom Electrical: 110 VAC lighting, 110 VAC GFCI - The outlet is loose and appears to be pulling free from its mounting to be outlet box. Recommend contacting a licensed Electrical contractor for evaluation and repair.



3. 1st floor main Bathroom Plumbing/Fixtures: Single lever, Stainless steel. The shutoff valves are silver rotary style with metal braided flex lines. Metal drain lines. The hot water shutoff valve is missing its handle. Installation of new handle is recommended.



### Plumbing

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4. Laundry room Water Heater TPRV and Drain Tube: Missing - TPR Valve drain tube is missing. Recommend drain tube be installed and should not be more that 6 inches from the floor. This is to help prevent scalding, by hot water, of anyone that may be nearby should the pressure relief valve open to release excess pressure/water buildup in the hot water heater.

# P & D Home Inspections

## Plumbing (Continued)

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# P & D Home Inspections

## Recommendation Summary

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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.

### Living Space(s)

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1. Hallway Living Space Smoke/Carbon Monoxide Detector Appears to be battery operated - Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.



### Electrical

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2. Foyer Electric Panel Manufacturer: SIEMENS - Due to the electrical panel cover front being painted to the wall and the cover front screws being painted over, so as not to cause damage to the surrounding paint the inspector was unable to remove cover front to inspect inside. It's recommended that a licensed Electrician be contacted for an evaluation of the panel after closing.



### HVAC

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3. Laundry Room AC System 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.

### Laundry Room

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4. 1st Floor Laundry Room/Area Washer and Dryer Electrical: Non-GFCI outlet - At time of inspection the receptacle behind the washer and dryer and is Non- GFCI. Due to this being an area close to water it's recommend a licensed electrician be contacted for further evaluation and replacement of receptacle.
5. 1st Floor Laundry Room/Area Washer Hose Bib: Not visible - At time of inspection, due to the positioning of the stackable washer/dryer units the inspector was unable to inspect the washing machine hose bib connections and water lines to the washing machine. Recommend a licensed Plumbing contractor be contacted for further evaluation once units are moved.
6. 1st Floor Laundry Room/Area Smoke/Carbon Monoxide Detector: None - Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.

# P & D Home Inspections

## Recommendation Summary (Continued)

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### Fireplace

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7. Through Roof Chimney Flue liner: Metal - Due to limited access, the inspector was not able to visually observed the condition of the Chimney Flue liner. It's recommended contacting a licensed Chimney Sweep for further evaluation of the Flue liners overall condition. Keeping the Flue clean is an integral part of annual home maintenance. Cleaning of the Flue helps to prevent the build up of creosote, which is a tar like substance that builds up in the Flue when using the fireplace. If not properly cleaned the creosote build up can cause a fire with in the chimney. Always use a licensed Chimney Sweep for any and all maintenance on your Chimney.

# P & D Home Inspections

## Requires Attention Summary

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### Bedroom(s)

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1. Master Bedroom Bedroom Smoke/Carbon Monoxide Detector: None - Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.
2. 1st Floor rear Bedroom Smoke/Carbon Monoxide Detector: None - Recommend that Smoke/ Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs. Carbon Monoxide detectors should be a plug in type that will register low level readings.