



Precision Home Inspection of the Twin Tiers, LLC  
3602 Wyncoop Creek Rd  
VanEtten, NY 14889

# Home Inspection Report



123 Anywhere St.  
Southern Tier, NY 14889

# Precision Home Inspection of the Twin Tiers, LLC

11/30/15 02:02:02 PM

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## Marginal 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.

### Lots and Grounds

1. Steps/Stoops: Wood - Missing handrails, recommend adding handrails for safety.



### Exterior

2. Main Exterior Surface Type: Vinyl siding - Siding has pulled loose at rear chimney location. Recommend repair by a qualified contractor.



### Roof

3. Gutters: Aluminum - There were a few places where gutter attachments were loose and need reattachment. Recommend that a qualified contractor evaluate and repair.



### Garage/Carport

4. Attached Garage Service Doors: Metal - It is recommended that service doors between house and garage have automatic closers or spring hinges for safety reasons. Recommend installation by a qualified contractor.

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## Garage/Carport (Continued)

Service Doors: (continued)



### Electrical

5. Smoke Detectors: Battery operated - It is recommended that smoke detectors be placed at each bedroom and on each living level.

### Structure

6. Piers/Posts: Steel posts - Steel post has been installed upside down and may allow for loosening of threaded rod. It is recommended that a tack weld be made at threads to prevent loosening of support post.



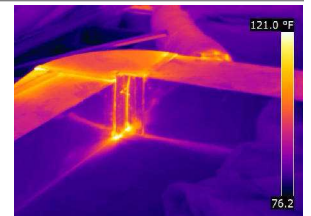
### Basement

7. Main Basement Basement Stairs/Railings: Wood stairs with no handrails - Recommend adding railings for safety.



### Heating System

8. Main Heating System Distribution: Metal duct - One area has loose ductwork and needs refastening. Recommend a qualified HVAC contractor evaluate and repair.



### Bedroom

9. Northeast Bedroom Windows: Vinyl double hung - Cracked glass, Moisture present inside the layers of glass, Window seal broken. Recommend repair by a qualified contractor.



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## Marginal Summary (Continued)

10. Northeast Bedroom Electrical: 110 VAC - Open grounds noted at 3 prong outlets, A licensed electrician is recommended to evaluate and estimate repairs.



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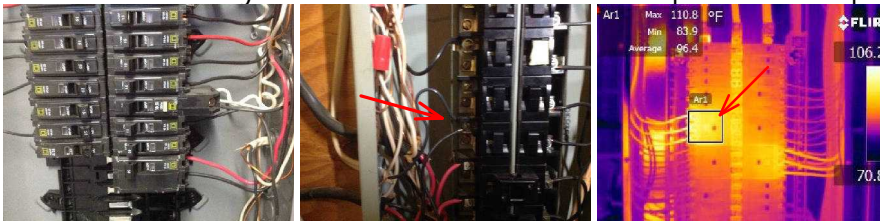
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## Defective Summary

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.

### Electrical

1. Basement Electric Panel Breakers: Copper - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit. One breaker is currently overloaded and needs to be inspected and repaired by a qualified electrician.



### Structure

2. Stairs/Handrails: Wood stairs with no handrails - Handrails missing (Safety). Recommend adding handrails for safety reasons.



### Attic

3. Main Attic Bathroom Fan Venting: Electric fan - Bathroom improperly vents into attic and may cause moisture damage to the insulation and sheathing. Recommend extending vent to the exterior.



### Basement

4. Main Basement Electrical: 110 VAC - Open junction boxes represent a potential safety hazard. Recommend installation of covers.



5. Main Basement Sump Pump: Submerged - Sump pump piping has a leak at ceiling level behind insulation. Insulation is wet and will need to be replaced. Recommend repair by a qualified contractor.

## Basement (Continued)

### Sump Pump: (continued)



## Plumbing

6. Basement Water Heater TPRV and Drain Tube: Copper - Drain tube opening is not within six inches of the floor, recommend extending tube to prevent injury.



## Bathroom

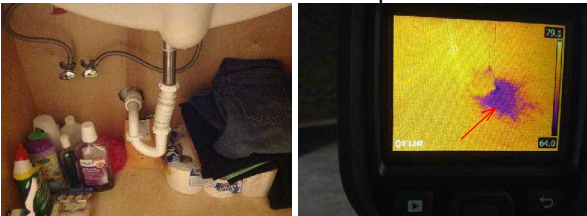
7. Master Bathroom Ceiling: Paint - Ceiling has high moisture content, moisture content at 21.6 %. Appears that skylight in bathroom has a leak. Recommend that a qualified contractor evaluate and repair.



8. Master Bathroom Electrical: 110 VAC GFCI - Outlet loose and needs reattachment, potential safety issue. Recommend repair by a qualified contractor.



9. Master Bathroom Faucets/Traps: Moen fixtures with a PVC trap - Leaking trap, A licensed plumber recommended to estimate repairs.



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## Definitions

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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 123 Anywhere St.  
City Southern Tier State NY Zip 14889  
Contact Name Your Agent  
Phone 607-555-1212

### Client Information

Client Name Your name here  
Phone 607-555-1111  
E-Mail youremail@someconnection.com

### Inspection Company

Inspector Name Jason Muckey  
Company Name Precision Home Inspection of the Twin Tiers, LLC  
Address 3602 Wyncoop Creek Rd  
City VanEtten State NY Zip 14889  
Phone 607-426-6242  
E-Mail precisioninspectionsservices@yahoo.com  
File Number sample113015  
Amount Received \$

### Conditions

Others Present Buyer Property Occupied Vacant  
Estimated Age 2000 Entrance Faces North  
Inspection Date 11/30/2015  
Start Time 8:00 am End Time 12:00 pm  
Electric On ☒ Yes ☐ No ☐ Not Applicable  
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable  
Water On ☒ Yes ☐ No ☐ Not Applicable  
Temperature 45 degrees  
Weather Sunny Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal Septic How Verified Multiple Listing Service

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## General Information (Continued)

Water Source Well How Verified Multiple Listing Service

## Lots and Grounds

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1. ☒☐☐☐☐ Driveway: Asphalt



2. ☒☐☐☐☐ Walks: Concrete



3. ☒☐☐☒☐ Steps/Stoops: Wood - Missing handrails, recommend adding handrails for safety.



4. ☐☒☐☐☐ Porch:

5. ☐☒☐☐☐ Patio:

6. ☒☐☐☐☐ Deck: Treated wood - Deck is built to acceptable standards.



7. ☐☒☐☐☐ Balcony:

8. ☒☐☐☐☐ Grading: Minor slope



9. ☐☒☐☐☐ Swale:

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## Lots and Grounds (Continued)

10. ☒ ☐ ☐ ☐ ☐ Vegetation: Shrubs



11. ☐ ☒ ☐ ☐ ☐ Window Wells:  
12. ☐ ☒ ☐ ☐ ☐ Retaining Walls:  
13. ☐ ☒ ☐ ☐ ☐ Basement Stairwell:  
14. ☐ ☒ ☐ ☐ ☐ Basement Stairwell Drain:  
15. ☐ ☒ ☐ ☐ ☐ Exterior Surface Drain:  
16. ☒ ☐ ☐ ☐ ☐ Fences: Metal



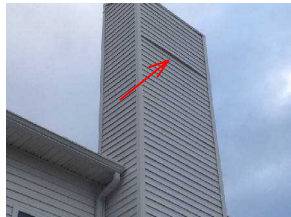
17. ☐ ☒ ☐ ☐ ☐ Lawn Sprinklers:

## Exterior

A NPNI M D

### Main Exterior Surface

1. ☒ ☐ ☐ ☒ ☐ Type: Vinyl siding - Siding has pulled loose at rear chimney location. Recommend repair by a qualified contractor.



2. ☒ ☐ ☐ ☐ ☐ Trim: Vinyl  
3. ☒ ☐ ☐ ☐ ☐ Fascia: Aluminum  
4. ☒ ☐ ☐ ☐ ☐ Soffits: Vinyl  
5. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired

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## Exterior (Continued)

6. ☒ ☐ ☐ ☐ ☐ Entry Doors: Metal



7. ☒ ☐ ☐ ☐ ☐ Patio Door: Vinyl sliding

8. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung

9. ☐ ☒ ☐ ☐ ☐ Storm Windows:

10. ☒ ☐ ☐ ☐ ☐ Window Screens: Vinyl mesh

11. ☒ ☐ ☐ ☐ ☐ Basement Windows: Vinyl casement



12. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mounted lamps front and rear

13. ☒ ☐ ☐ ☐ ☐ Exterior Electric Outlets: 110 VAC GFCI

14. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Rotary



15. ☒ ☐ ☐ ☐ ☐ Gas Meter: Exterior surface mount at side of home



16. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: Located at gas meter

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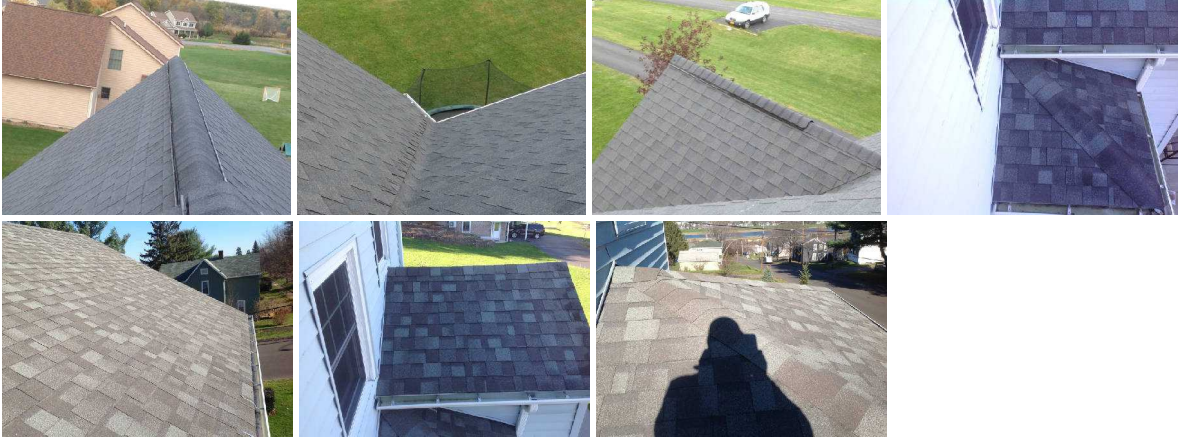
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## Roof

A NPNI M D

### Main Roof Surface

1. Method of Inspection: On roof
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 10%
3. ☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle



4. Type: Gable
5. Approximate Age: 2007
6. ☒ ☐ ☐ ☐ ☐ Flashing: Aluminum
7. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle

8. ☐ ☒ ☐ ☐ ☐ Skylights:
9. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC

10. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Underground utilities



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## Roof (Continued)

11. ☒☐☐☒☐ Gutters: Aluminum - There were a few places where gutter attachments were loose and need reattachment. Recommend that a qualified contractor evaluate and repair.



12. ☒☐☐☐☐ Downspouts: Aluminum  
13. ☒☐☐☐☐ Leader/Extension: Aluminum



### Southwest Chimney

14. ☒☐☐☐☐ Chimney: Brick



15. ☒☐☐☐☐ Flue/Flue Cap: Unable to view due to caps, Unable to view due to height  
16. ☒☐☐☐☐ Chimney Flashing: Aluminum



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## Garage/Carport

A NPNI M D

### Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. ☒☐☐☐☐ Garage Doors: Insulated aluminum



3. ☒☐☐☐☐ Door Operation: Mechanized
4. ☒☐☐☐☐ Door Opener: Lift Master



5. ☒☐☐☐☐ Exterior Surface: Vinyl siding
6. ☒☐☐☐☐ Roof: Asphalt shingle
7. ☒☐☐☐☐ Roof Structure: 2x4 Truss



8. ☒☐☐☒☐ Service Doors: Metal - It is recommended that service doors between house and garage have automatic closers or spring hinges for safety reasons. Recommend installation by a qualified contractor.



9. ☒☐☐☐☐ Ceiling: Paint
10. ☒☐☐☐☐ Walls: Paint
11. ☒☐☐☐☐ Floor/Foundation: Monolithic poured slab



12. ☐☒☐☐☐ Hose Bibs:

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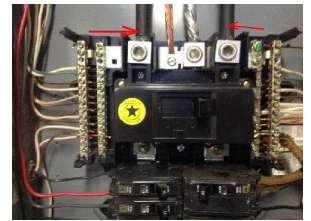
## Garage/Carport (Continued)

- 13. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
- 14. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
- 15. ☐ ☒ ☐ ☐ ☐ Heating:
- 16. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung
- 17. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum
- 18. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum

## Electrical

A N P N I M D

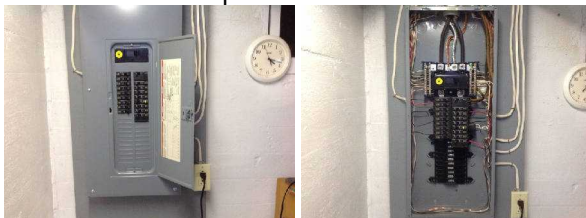
- 1. Service Size Amps: 200 Volts: 110-240 VAC
- 2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum



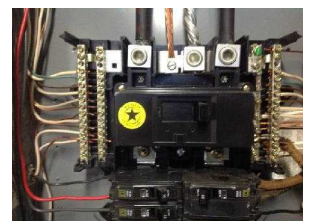
- 3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
- 4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper
- 5. ☒ ☐ ☐ ☐ ☐ Aluminum Wiring: Not present
- 6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
- 7. ☒ ☐ ☐ ☐ ☐ Ground: Plumbing and rod in ground
- 8. ☒ ☐ ☐ ☒ ☐ Smoke Detectors: Battery operated - It is recommended that smoke detectors be placed at each bedroom and on each living level.

### Basement Electric Panel

- 9. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D



- 10. Maximum Capacity: 200 Amps



- 11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps

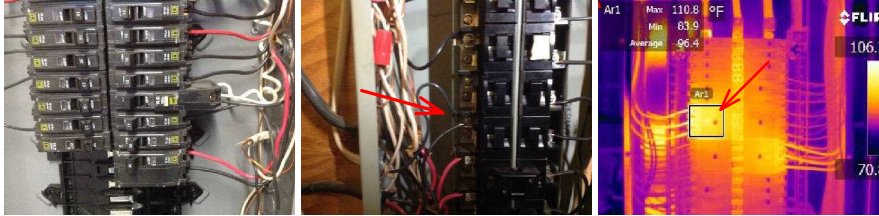
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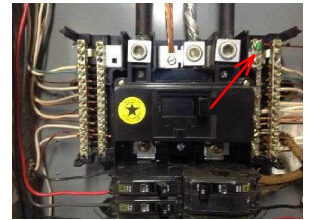
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## Electrical (Continued)

12. ☒☐☐☐☒ Breakers: Copper - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit. One breaker is currently overloaded and needs to be inspected and repaired by a qualified electrician.



13. ☐☒☐☐☐ Fuses:  
14. ☐☒☐☐☐ AFCI:  
15. ☒☐☐☐☐ GFCI: At GFCI receptacles only  
16. Is the panel bonded? ☒ Yes ☐ No



## Structure

A NPNI M D

1. ☒☐☐☐☐ Structure Type: Wood frame  
2. ☒☐☐☐☐ Foundation: Poured  
  
3. ☒☐☐☐☐ Differential Movement: No movement or displacement noted  
4. ☒☐☐☐☐ Beams: Steel I-Beam  
  
5. ☒☐☐☐☐ Bearing Walls: Frame



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## Structure (Continued)

6. ☒☐☐☐☐ Joists/Trusses: 2x10



7. ☒☐☐☒☐ Piers/Posts: Steel posts - Steel post has been installed upside down and may allow for loosening of threaded rod. It is recommended that a tack weld be made at threads to prevent loosening of support post.



8. ☒☐☐☐☐ Floor/Slab: Poured slab

9. ☒☐☐☐☒ Stairs/Handrails: Wood stairs with no handrails - Handrails missing (Safety). Recommend adding handrails for safety reasons.



10. ☒☐☐☐☐ Subfloor: Plywood

## Attic

A NPNI M D

Main Attic

1. Method of Inspection: In the attic

2. ☒☐☐☐☐ Unable to Inspect: 20% - Insulation, Safety and footing

3. ☒☐☐☐☐ Roof Framing: 2x4 Truss, 2x10 Rafter



4. ☒☐☐☐☐ Sheathing: Strand board



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## Attic (Continued)

5. ☒ ☐ ☐ ☐ ☐ Ventilation: Gable and soffit vents



6. ☒ ☐ ☐ ☐ ☐ Insulation: Batts

7. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 12"

8. ☐ ☒ ☐ ☐ ☐ Vapor Barrier:

9. ☐ ☒ ☐ ☐ ☐ Attic Fan:

10. ☐ ☒ ☐ ☐ ☐ House Fan:

11. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: 110 VAC lighting circuit

12. ☐ ☒ ☐ ☐ ☐ Moisture Penetration:

13. ☐ ☐ ☐ ☐ ☒ Bathroom Fan Venting: Electric fan - Bathroom improperly vents into attic and may cause moisture damage to the insulation and sheathing. Recommend extending vent to the exterior.



## Basement

A NPNI M D

### Main Basement

1. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 10%

2. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing

3. ☒ ☐ ☐ ☐ ☐ Walls: Exposed framing

4. ☒ ☐ ☐ ☐ ☐ Floor: Poured

5. ☒ ☐ ☐ ☐ ☐ Floor Drain: Not visible

6. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

7. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl casement

8. ☒ ☐ ☐ ☐ ☒ Electrical: 110 VAC - Open junction boxes represent a potential safety hazard. Recommend installation of covers.



9. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

10. ☐ ☒ ☐ ☐ ☐ HVAC Source:

11. ☐ ☒ ☐ ☐ ☐ Vapor Barrier:

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## Basement (Continued)

12. ☒☐☐☐☐ Insulation: Batting



13. ☒☐☐☐☐ Ventilation: Windows

14. ☐☐☐☐☒ Sump Pump: Submerged - Sump pump piping has a leak at ceiling level behind insulation. Insulation is wet and will need to be replaced. Recommend repair by a qualified contractor.



15. ☐☒☐☐☐ Moisture Location:

16. ☒☐☐☒☐ Basement Stairs/Railings: Wood stairs with no handrails - Recommend adding railings for safety.



## Air Conditioning

A N P N I M D

### Main AC System

1. ☒☐☐☐☐ A/C System Operation: Appears serviceable
2. ☒☐☐☐☐ Condensate Removal: Plastic tubing
3. ☒☐☐☐☐ Exterior Unit: Pad mounted



4. Manufacturer: Carrier
5. Model Number: VS4B- 036 KB Serial Number: VSD145776
6. Area Served: Whole building Approximate Age: 2014
7. Fuel Type: 120-240 VAC Temperature Differential: 16 degrees
8. Type: Central A/C Capacity: 3 Ton
9. ☒☐☐☐☐ Visible Coil: Copper core with aluminum fins

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## Air Conditioning (Continued)

- 10. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Serviceable condition
- 11. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Fused
- 12. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork: Metal
- 13. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with disposable filter
- 14. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable

## Fireplace/Wood Stove

A NPNI M D

Living Room Fireplace \_\_\_\_\_

- 1. ☐ ☒ ☐ ☐ ☐ Freestanding Stove:
- 2. ☒ ☐ ☐ ☐ ☐ Fireplace Construction: Brick



- 3. Type: Wood burning
- 4. ☐ ☒ ☐ ☐ ☐ Fireplace Insert:
- 5. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Metal
- 6. ☒ ☐ ☐ ☐ ☐ Flue: Metal
- 7. ☒ ☐ ☐ ☐ ☐ Damper: Metal
- 8. ☒ ☐ ☐ ☐ ☐ Hearth: Raised

## Heating System

A NPNI M D

Main Heating System \_\_\_\_\_

- 1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Appears functional
- 2. Manufacturer: Carrier



- 3. Model Number: CAR-14256 Serial Number: 19986253
- 4. Type: Forced air Capacity: 100,000 BTUHR
- 5. Area Served: Whole building Approximate Age: 2007
- 6. Fuel Type: Natural gas
- 7. ☒ ☐ ☐ ☐ ☐ Heat Exchanger: 5 Burner
- 8. Unable to Inspect: 20%
- 9. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter

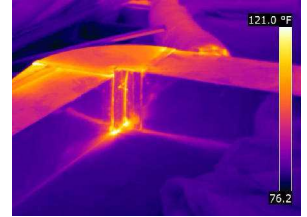
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## Heating System (Continued)

10. ☒☐☐☒☐ Distribution: Metal duct - One area has loose ductwork and needs refastening. Recommend a qualified HVAC contractor evaluate and repair.



11. ☒☐☐☐☐ Circulator: N/A  
12. ☒☐☐☐☐ Draft Control: Automatic  
13. ☒☐☐☐☐ Flue Pipe: Single wall  
14. ☐☒☐☐☐ Controls:  
15. ☒☐☐☐☐ Devices: N/A  
16. ☐☒☐☐☐ Humidifier:  
17. ☒☐☐☐☐ Thermostats: Programmable  
18. Suspected Asbestos: No

## Plumbing

A NPNI M D

1. ☒☐☐☐☐ Service Line: Copper  
2. ☒☐☐☐☐ Main Water Shutoff: Basement



3. ☒☐☐☐☐ Water Lines: Copper  
4. ☒☐☐☐☐ Drain Pipes: PVC



5. ☒☐☐☐☐ Service Caps: Accessible  
6. ☒☐☐☐☐ Vent Pipes: PVC  
7. ☒☐☐☐☐ Gas Service Lines: Cast iron

### Basement Water Heater

8. ☒☐☐☐☐ Water Heater Operation: Functional at time of inspection  
9. Manufacturer: Bradford-White



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## Plumbing (Continued)

10. Model Number: BW-20071423 Serial Number: 199736  
11. Type: Natural gas Capacity: 40 Gal.  
12. Approximate Age: 2007 Area Served: Whole building  
13. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall  
14. ☐ ☐ ☐ ☐ ☒ TPRV and Drain Tube: Copper - Drain tube opening is not within six inches of the floor, recommend extending tube to prevent injury.



## Bathroom

A NPNI M D

1st floor main Bathroom

1. ☒ ☐ ☐ ☐ ☐ Closet: None  
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
  
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
4. ☒ ☐ ☐ ☐ ☐ Floor: Linoleum  
  
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood  
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung  
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI  
8. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood  
  
9. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl



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## Bathroom (Continued)

10. ☒☐☐☐☐ Faucets/Traps: Delta fixtures with a PVC trap



11. ☒☐☐☐☐ Tub/Surround: Fiberglass tub and fiberglass surround



12. ☐☒☐☐☐ Shower/Surround:

13. ☐☒☐☐☐ Spa Tub/Surround:

14. ☒☐☐☐☐ Toilets: American Standard



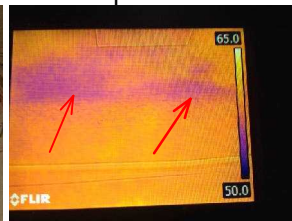
15. ☒☐☐☐☐ HVAC Source: Heating system register

16. ☒☐☐☐☐ Ventilation: Electric ventilation fan and window

### Master Bathroom

17. ☒☐☐☐☐ Closet: Single

18. ☒☐☐☐☒ Ceiling: Paint - Ceiling has high moisture content, moisture content at 21.6 %. Appears that skylight in bathroom has a leak. Recommend that a qualified contractor evaluate and repair.



19. ☒☐☐☐☐ Walls: Paint

20. ☒☐☐☐☐ Floor: Ceramic tile



21. ☒☐☐☐☐ Doors: Hollow wood

22. ☒☐☐☐☐ Windows: Vinyl double hung

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## Bathroom (Continued)

23. ☒☐☐☐☒ Electrical: 110 VAC GFCI - Outlet loose and needs reattachment, potential safety issue. Recommend repair by a qualified contractor.

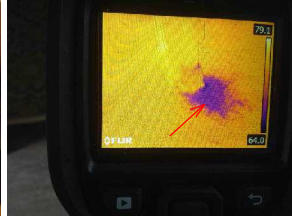


24. ☒☐☐☐☐ Counter/Cabinet: Composite and wood



25. ☒☐☐☐☐ Sink/Basin: Molded dual bowl

26. ☒☐☐☐☒ Faucets/Traps: Moen fixtures with a PVC trap - Leaking trap, A licensed plumber recommended to estimate repairs.



27. ☐☒☐☐☐ Tub/Surround:

28. ☒☐☐☐☐ Shower/Surround: Ceramic tile surround and pan



29. ☒☐☐☐☐ Spa Tub/Surround: Fiberglass tub and ceramic tile surround



30. ☒☐☐☐☐ Toilets: Kohler



31. ☒☐☐☐☐ HVAC Source: Heating system register

32. ☒☐☐☐☐ Ventilation: Electric ventilation fan and window

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## Kitchen

A NPNI M D

### 1st Floor Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Kenmore



2. ☒ ☐ ☐ ☐ ☐ Ventilator: Kenmore

3. ☒ ☐ ☐ ☐ ☐ Disposal: In-Sinkerator

4. ☒ ☐ ☐ ☐ ☐ Dishwasher: Kenmore



5. Air Gap Present? ☒ Yes ☐ No

6. ☐ ☒ ☐ ☐ ☐ Trash Compactor:

7. ☒ ☐ ☐ ☐ ☐ Refrigerator: Kenmore



8. ☒ ☐ ☐ ☐ ☐ Microwave: General Electric



9. ☒ ☐ ☐ ☐ ☐ Sink: Corian



10. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI

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## Kitchen (Continued)

11. ☒☐☐☐☐ Plumbing/Fixtures: PVC



12. ☒☐☐☐☐ Counter Tops: Laminate and composite materials



13. ☒☐☐☐☐ Cabinets: Wood



14. ☐☒☐☐☐ Pantry:

15. ☒☐☐☐☐ Ceiling: Paint

16. ☒☐☐☐☐ Walls: Paint

17. ☒☐☐☐☐ Floor: Hardwood



18. ☒☐☐☐☐ Doors: None

19. ☒☐☐☐☐ Windows: Vinyl casement

20. ☒☐☐☐☐ HVAC Source: Heating system register

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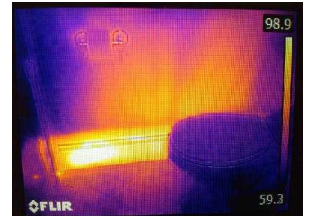
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## Bedroom

A NPNI M D

### 2nd Floor Master Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Walk In
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register



9. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

### Northeast Bedroom

10. ☒ ☐ ☐ ☐ ☐ Closet: Single
11. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
12. ☒ ☐ ☐ ☐ ☐ Walls: Paint
13. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
14. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood



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## Bedroom (Continued)

15. ☒☐☐☒☐ Windows: Vinyl double hung - Cracked glass, Moisture present inside the layers of glass, Window seal broken. Recommend repair by a qualified contractor.



16. ☒☐☐☒☐ Electrical: 110 VAC - Open grounds noted at 3 prong outlets, A licensed electrician is recommended to evaluate and estimate repairs.



17. ☒☐☐☐☐ HVAC Source: Heating system register



18. ☐☒☐☐☐ Smoke Detector:

## Living Space

A NPNI M D

Living Room Living Space

1. ☒☐☐☐☐ Closet: None  
2. ☒☐☐☐☐ Ceiling: Paint



3. ☒☐☐☐☐ Walls: Paint  
4. ☒☐☐☐☐ Floor: Hardwood



5. ☒☐☐☐☐ Doors: None  
6. ☒☐☐☐☐ Windows: Vinyl double hung  
7. ☒☐☐☐☐ Electrical: 110 VAC  
8. ☒☐☐☐☐ HVAC Source: Heating system register

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## Living Space (Continued)

9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated

Dining Room Living Space

10. ☒ ☐ ☐ ☐ ☐ Closet: None

11. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint



12. ☒ ☐ ☐ ☐ ☐ Walls: Paint

13. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood

14. ☐ ☒ ☐ ☐ ☐ Doors:

15. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung

16. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC

17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

18. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

## Laundry Room/Area

A NPNI M D

Basement Laundry Room/Area

1. ☐ ☒ ☐ ☐ ☐ Closet:

2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint



3. ☒ ☐ ☐ ☐ ☐ Walls: Paint



4. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile

5. ☒ ☐ ☐ ☐ ☐ Doors: Bi-fold

6. ☐ ☒ ☐ ☐ ☐ Windows:

7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC/220 VAC

8. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated

9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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## Laundry Room/Area (Continued)

10. ☒ ☐ ☐ ☐ ☐ Laundry Tub: PVC



11. ☒ ☐ ☐ ☐ ☐ Laundry Tub Drain: PVC

12. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Multi-port



13. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC

14. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Metal flex

15. ☐ ☒ ☐ ☐ ☐ Dryer Gas Line:

16. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

17. ☐ ☒ ☐ ☐ ☐ Floor Drain: