

NYS Lic # 16000062682
16000075263



Property Inspection Report



123 Somewhere St
Yourtown NY 14999

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Positive Attribute 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. Driveway: Asphalt - As a positive feature the home has an asphalt driveway. Asphalt driveways tend to be more durable and last longer than other types.



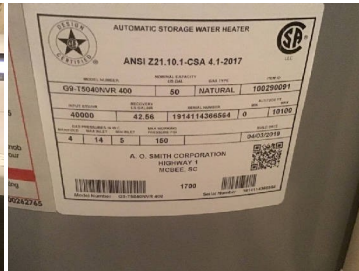
Exterior

2. Windows: Aluminum casement - Positive Attribute- As a positive aspect of the home there are updated double pane windows. Often, double-paned windows are as much as 50 percent more efficient than traditional single-pane windows-and with your windows accounting for as much as half of your heating and cooling bills, double-paned windows can have a significant impact on your energy costs. Just as double-paned windows insulate against outdoor temperatures, they also provide noise insulation. This quality makes them invaluable for homes located near busy streets, airports, train tracks, or even if you simply have noisy neighbors.



Plumbing

3. Basement Water Heater Water Heater Operation: Functional at time of inspection - As a positive feature this home has a newer hot water heater installed. Visit <https://www.nachi.org/life-expectancy.htm> to learn more about life expectancy of various home materials.



Maintenance/Home Improvement 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. Grading: Minor slope, Flat - Flat- The grading is flat in some areas, use caution and monitor for pooling against foundation. Improvement of grade may be necessary to direct water away from the structure.



2. Balcony: Stained wood - No Flashing- No flashing is visible at ledger board of deck. This condition may allow water to be trapped between deck and structure. It is very difficult to add flashing after deck is built and may have not been required when constructed. The inspector recommends diligently monitoring for moisture and/or installation of flashing.

Support attachment- Improper attachment to supports. Lag bolts or screws are typically used to attach to any structural supports. The inspector recommends repair as directed.



3. Vegetation: Trees, Shrubs - Overhanging limbs- Tree limbs over hang the roof and should be cut back. Tree cover can cause early failure of roof surface and damage from falling limbs. The inspector recommends trimming limbs.

Overgrown- Vegetation around the exterior walls was overgrown and close to in contact with structure. Trimming to 18 inch minimum clearance to avoid related concerns is recommended.

Lots and Grounds (Continued)

Vegetation: (continued)



Exterior

4. Exterior Electric Outlets: 110 VAC - Weather protected, non- GFCI- Although electrical receptacles were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided by them. The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.

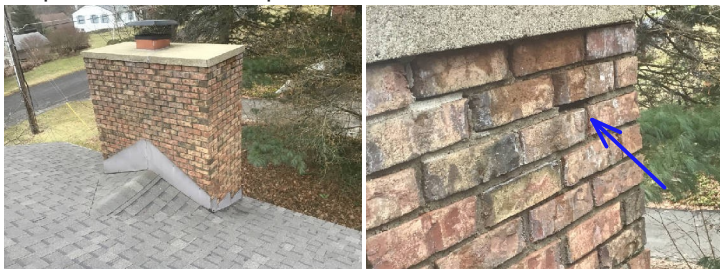


Roof

5. Gutters: Aluminum - Debris- Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.



6. Southeast Chimney Chimney: Brick - Mortar joints- The chimney had mortar joints that were missing mortar or damaged. Chimney requires tuck point repairs at various areas. The inspector recommends repair of these areas to prevent moisture penetration.



Maintenance/Home Improvement Summary (Continued)

7. Southwest Chimney Flue/Flue Cap: Concrete - Flue height- Flues should extend a minimum of 4 inches above the top of the masonry chimney. The inspector recommends raising flue height to prevent moisture entry into chimney.



Garage/Carport

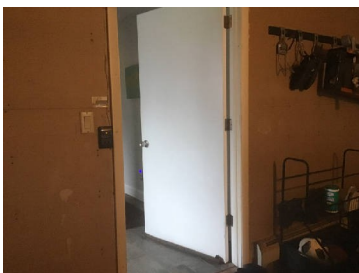
8. Tuck under Garage Floor/Foundation: Poured concrete - Minor floor cracks noted-seal cracks with appropriate sealer.



9. Tuck under Garage Windows: Wood casement - Missing cranks- Some casement windows in the home were missing cranks (handles). The inspector recommends repair of these areas and any others found during repair.



10. Tuck under Garage Service Doors: Metal - Not self closing- The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards. Although it may not have been required at time the home was built it is recommended as a safety upgrade.



Maintenance/Home Improvement Summary (Continued)

11. Tuck under Garage Electrical: 110 VAC - Missing cover plate- At the time of the inspection, an electrical receptacle or switch cover plate was missing in this room. The inspector recommends repair of these and any others found during repair.



Attic

12. South Attic Ventilation: Ridge vents - No attic intake vents- No air intake vents were installed in the attic at the time of the inspection. Intake vents are ventilation devices installed low in the attic roof that introduce cool air to the attic to replace hot air exhausted through ventilation devices installed high in the roof. This airflow through the attic removes excessive heat and moisture. Without a fresh air intakes installed low in the roof, the existing ventilation devices are relatively ineffective. No evidence of any issues as a result of problem at time of inspection. The Inspector recommends that intake ventilation devices be installed low in the roof to improve overall attic ventilation.



13. North Attic Sheathing: Plywood - Past roof leak- Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. Sheathing did not have elevated moisture levels at the time of the inspection. The source of the leak appeared to have been corrected. Ask current owners for proof of repair.



14. North Attic Moisture Penetration: Localized discoloration - Mold like substance, localized- 20x20 section. The attic had areas of discoloration that appeared to be microbial growth, possibly a mold-like substance. Confirming the presence of mold would require laboratory analysis. The Inspector recommends that the source of moisture be identified and the condition corrected.

Attic (Continued)

Moisture Penetration: (continued)



Bathroom

15. 2nd floor main Bathroom Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed for safety. Although GFCIs may have not been required when the home was constructed, it is a good upgrade to install GFCIs near any water sources within 6 feet of receptacle.



16. Master Bathroom Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed for safety. Although GFCIs may have not been required when the home was constructed, it is a good upgrade to install GFCIs near any water sources within 6 feet of receptacle.



17. Basement Bathroom Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed for safety. Although GFCIs may have not been required when the home was constructed, it is a good upgrade to install GFCIs near any water sources within 6 feet of receptacle.



Kitchen

18. 1st Floor Kitchen Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed for safety. Although GFCIs may have not been required when the home was constructed, it is a good upgrade to install GFCIs near any water sources within 6 feet of receptacle.

Kitchen (Continued)

Electrical: (continued)



Basement

19. Main Basement Ceiling: Suspended ceiling - Limit of inspection- Suspended ceiling present. As a limit of inspection we do not remove ceiling tiles. Hidden problems may exist due to the inability to inspect underlining materials.
Damage- Damage or deterioration to the ceilings was visible at the time of inspection. The inspector recommends repair of these areas and any others found during repair.



20. Main Basement Moisture Location: Southeast - Efflorescence- In the basement, efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. The source of moisture should be identified and the condition corrected.



Crawl Space

21. North Crawl Space Moisture Penetration: West wall - Mold like substance- no elevated moisture levels- Areas covered with a substance resembling mold. This condition indicates moisture intrusion. Mold can only be positively identified through sampling and analysis by qualified personnel. The moisture meter showed no elevated levels of moisture present at the time of the inspection. This area should be monitored in the future for signs of moisture intrusion and cleaned.

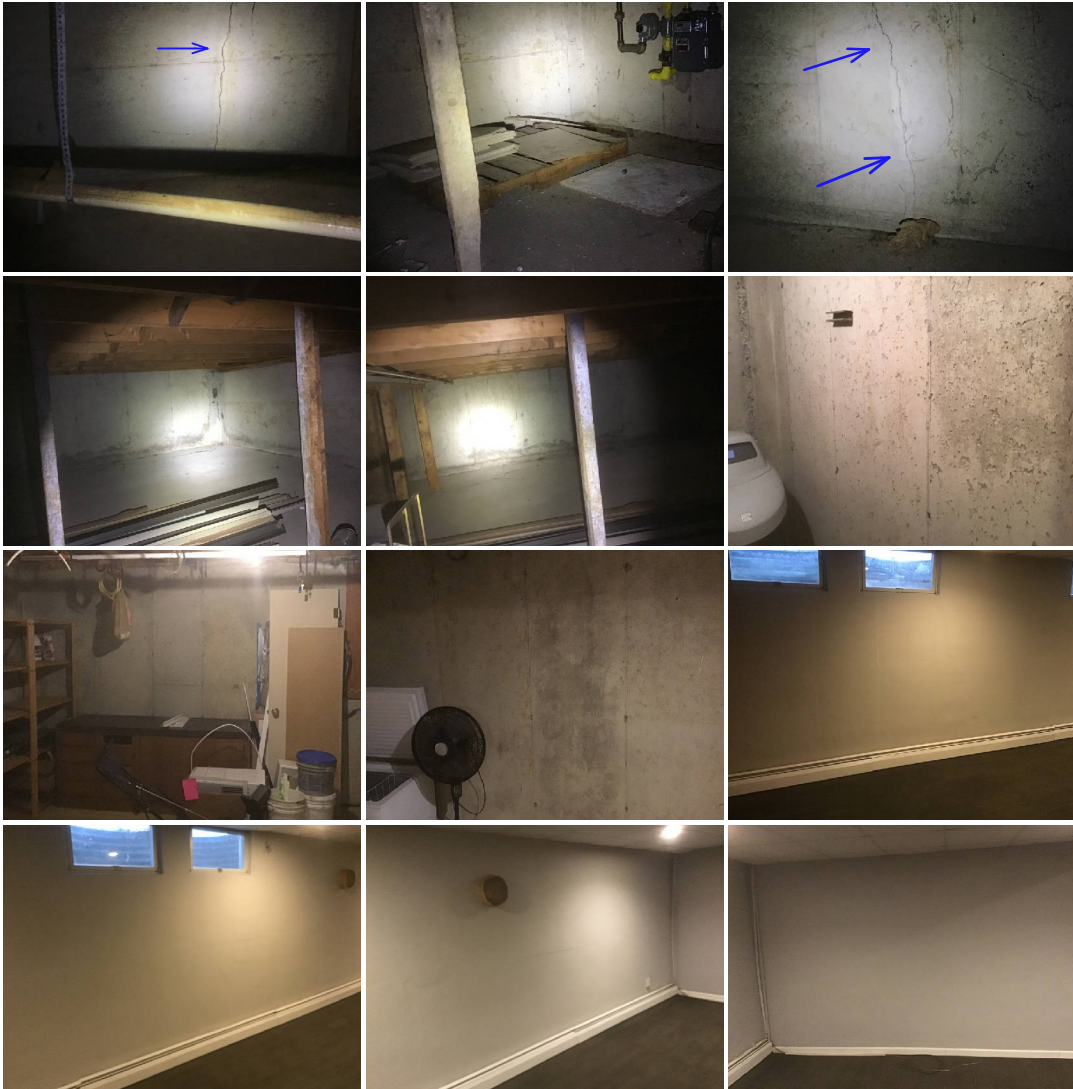
Crawl Space (Continued)

Moisture Penetration: (continued)



Structure

22. Foundation: Poured - Smaller cracks (1/16-1/8)- Cracks visible in the foundation walls appeared to be typical shrinkage cracks that commonly develop as concrete or block cures. Shrinkage cracks are surface cracks and are typically not a structural concern. Sealing or repair of cracks is recommended.



Structure (Continued)

Foundation: (continued)



Electrical

23. Smoke Detectors: Hard wired - Smoke and carbon monoxide detectors are only noted for their presence and not operated during inspection nor can we determine the proper placement after the inspection. It is recommended that all smoke and carbon monoxide detectors be tested or replaced on a regular basis and that their proper placement be verified at final walkthrough. Visit <https://www.nachi.org/carbon-monoxide.htm> for more information.

Heating System

24. Main Heating System Heating System Operation: Adequate - System 30+ years old- The hvac system is functional but likely nearing or beyond its design life. Therefore, it will need to be more closely monitored, it should be serviced annually. Consider having a HVAC technician inspect the heat exchanger and better determine the units remaining life expectancy. With a unit this old it is recommended to budget for replacement.



Defective- Repair/Replace 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. Patio: Paver - Settlement- The patio has settled towards the foundation causing a negative slope into the foundation. This may direct water towards foundation. Recommend repair.
Undulations- The patio has undulations that may result in puddling. Use caution during colder periods or patch/repair.



Exterior

2. Main Exterior Surface Type: Brick, Wood - Clearance- Siding in contact with ground. Recommend maintaining a minimum of 6 inches from grade to avoid related concerns. Correction is recommended.



Exterior (Continued)

Type: (continued)

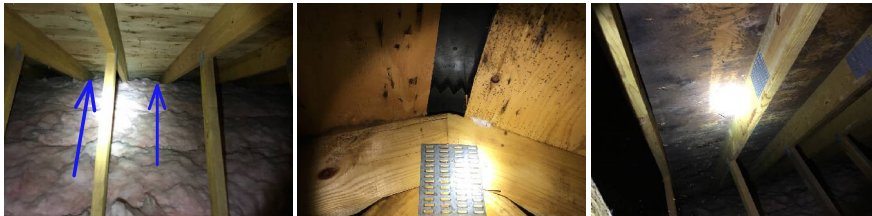


3. Soffits: Plywood - Moderate- Areas at the home exhibited moderate weathering and deterioration. Repair and maintenance is required in some areas.



Attic

4. North Attic Ventilation: Ridge vents - No attic intake vents- No air intake vents were installed in the attic at the time of the inspection. Intake vents are ventilation devices installed low in the attic roof that introduce cool air to the attic to replace hot air exhausted through ventilation devices installed high in the roof. This airflow through the attic removes excessive heat and moisture. Without a fresh air intakes installed low in the roof, the existing ventilation devices are relatively ineffective. Evidence of improper ventilation is present. The Inspector recommends that intake ventilation devices be installed low in the roof to improve overall attic ventilation.



5. North Attic Attic Fan: Thermostat controlled - Exposed wiring present and requires evaluation and repair.



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Precision Home Inspection of the Twin Tiers, LLC

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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

Inspected	The inspector visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended at the time of inspection, allowing for normal use.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Positive Attribute	Provided as a courtesy from your inspector and highlighting some positive attributes of this home. This is not a complete list, but a few quick notes from your inspector. More positive attributes may be listed within the body of the report.
Maintenance/Home Improvement	Item could use improvement, not fully functional and/or requires repair or servicing. You will need to determine which, if any, maintenance items will be placed in your repair request form. If in doubt, you may wish to consult with your inspector and or your real estate agent. Any and all recommendations should be further evaluated/repared by professionals in the field.
Defective- Repair/Replace	The item, component or unit is not functioning as intended, or needs further inspection by a licensed contractor or qualified professional. Items, components or units that can be repaired to satisfactory condition may not need replacement.
Not Present	Item not present or not found at time of inspection.

General Information

Property Information

Property Address 123 Somewhere St
City New Town State NY Zip 14999
Contact Name Buyers Agent Name
Phone 607-555-1212

Client Information

Client Name Happy HomeOwner
Phone 607-555-1212
E-Mail happy@youremail.com

Inspection Company

Inspector Name Jason Muckey
Company Name Precision Home Inspection of the Twin Tiers, LLC
Address 119 Barto Hill Rd
City Pine City State NY Zip 14871
Phone 607-426-6242
E-Mail jason@precisioninspect.com
File Number Sample Inspection 2020
Amount Received 0.00

Conditions

Others Present Buyer Property Occupied Vacant
Estimated Age 1978 Entrance Faces East
Inspection Date 01/01/2020
Start Time 8:30 End Time 1:30

General Information (Continued)

Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 39
Weather Partly cloudy Soil Conditions Wet
Space Below Grade Basement
Building Type Single family Garage Tuck under
Sewage Disposal Public How Verified Visual Inspection
Water Source Public How Verified Visual Inspection

Introduction

The inspector recommendations that we make in this report should be completed by licensed, qualified, competent specialist/professional, who may well identify additional defects or recommend some upgrades that could affect your valuation of the property.

INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT

Introduction: The following numbered and attached pages are your home inspection report. The report includes video, pictures, information and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of New York State. The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available prior to, during and after the inspection and it is part of the report. You can also view at https://www.dos.ny.gov/licensing/homeinspect/hinspect_ethics.html

Scope:

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee or insurance by Precision Home Inspection LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. Home inspectors are likened to your family doctor looking for clues or symptoms that warrant recommending further evaluation by a specialist. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Precision Home Inspection LLC recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Use of photos and video:

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures or videos may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions discovered will be supported with photos. Commentary in video or in person may differ from the written statements within the report. Only the written report may be relied upon as the inspectors final recommendations.

This home may have been built prior to today's current standards and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from

Introduction (Continued)

wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection. Older homes built prior to 1978 may or may not contain lead based paints, asbestos containing materials and this may not have been be visible at the time of inspection. Further only testing samples can confirm or deny it does contain this. You should be aware of the possibility of it.

Lots and Grounds

1. Inspected, Positive Attribute

Driveway: Asphalt - As a positive feature the home has an asphalt driveway. Asphalt driveways tend to be more durable and last longer than other types.



2. Inspected

Walks: Concrete



3. Inspected

Steps/Stoops: Concrete



4. Maintenance/Home Improvement Grading: Minor slope, Flat - Flat- The grading is flat in some areas, use caution and monitor for pooling against foundation. Improvement of grade may be necessary to direct water away from the structure.



Lots and Grounds (Continued)

Grading: (continued)



5. Not Present

6. Defective- Repair/Replace

Porch:

Patio: Paver - Settlement- The patio has settled towards the foundation causing a negative slope into the foundation. This may direct water towards foundation. Recommend repair.

Undulations- The patio has undulations that may result in puddling. Use caution during colder periods or patch/repair.



7. Not Present

8. Maintenance/Home Improvement

Deck:

Balcony: Stained wood - No Flashing- No flashing is visible at ledger board of deck. This condition may allow water to be trapped between deck and structure. It is very difficult to add flashing after deck is built and may have not been required when constructed. The inspector recommends diligently monitoring for moisture and/or installation of flashing.

Support attachment- Improper attachment to supports. Lag bolts or screws are typically used to attach to any structural supports. The inspector recommends repair as directed.



Lots and Grounds (Continued)

Balcony: (continued)



9. Not Present

Swale:

10. Maintenance/Home Improvement

Vegetation: Trees, Shrubs - Overhanging limbs- Tree limbs over hang the roof and should be cut back. Tree cover can cause early failure of roof surface and damage from falling limbs. The inspector recommends trimming limbs. Overgrown- Vegetation around the exterior walls was overgrown and close to in contact with structure. Trimming to 18 inch minimum clearance to avoid related concerns is recommended.



11. Inspected

Window Wells: Covered

12. Not Present

Retaining Walls:

13. Not Present

Basement Stairwell:

14. Not Present

Basement Stairwell Drain:

15. Not Present

Exterior Surface Drain:

16. Not Present

Fences:

17. Not Present

Lawn Sprinklers:

Exterior

Exterior inspection is based on normal building practices for homes of similar construction and age. The inspection is performed from grade level and does not include a board by board inspection. Lighting on timers, screens, storm windows/doors/awnings and shutters are beyond the scope of the inspection. This is a visual examination of readily accessible areas and limitations exist.

Main Exterior Surface

1. Defective- Repair/Replace

Type: Brick, Wood - Clearance- Siding in contact with ground. Recommend maintaining a minimum of 6 inches from grade to avoid related concerns. Correction is recommended.



Exterior (Continued)

Type: (continued)

- 2. Inspected
- 3. Inspected
- 4. Defective- Repair/Replace



Trim: Wood

Fascia: Wood

Soffits: Plywood - Moderate- Areas at the home exhibited moderate weathering and deterioration. Repair and maintenance is required in some areas.



- 5. Inspected
- 6. Inspected
- 7. Inspected
- 8. Inspected, Positive Attribute

Door Bell: Hard wired

Entry Doors: Various

Patio Door: Metal sliding

Windows: Aluminum casement - **Positive Attribute-** As a positive aspect of the home there are updated double pane windows. Often, double-paned windows are as much as 50 percent more efficient than traditional single-pane windows-and with your windows accounting for as much as half of your heating and cooling bills, double-paned windows can have a significant impact on your energy costs. Just as double-paned windows insulate against outdoor temperatures, they also provide noise insulation. This quality makes them invaluable for homes located near busy streets, airports, train tracks, or even if you simply have noisy neighbors.



Storm Windows:

Window Screens: Vinyl mesh

Basement Windows: Wood casement

Exterior Lighting: Surface mount

- 9. Not Present
- 10. Inspected
- 11. Inspected
- 12. Inspected

Exterior (Continued)

13. Maintenance/Home Improvement Exterior Electric Outlets: 110 VAC - Weather protected, non- GFCI- Although electrical receptacles were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided by them. The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.

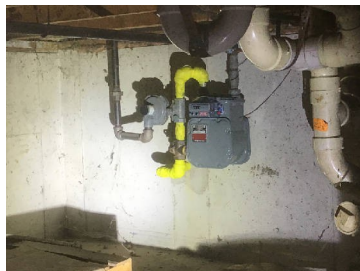


14. Inspected

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

15. Inspected

Gas Meter: Basement



16. Inspected

Main Gas Valve: Located at gas meter

Roof

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

Although the Inspector inspects the roof to the best of his ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices. Roof coverings and skylights can appear to leak proof during inspection and weather conditions. Our inspection makes every attempt to find a leak but sometimes cannot.

Main Roof Surface

1. Method of Inspection: On roof

2. Inspected

Unable to Inspect: 10%

3. Inspected

Material: Asphalt shingle

Roof (Continued)

Material: (continued)



Roof (Continued)

Material: (continued)



- 4. Type: Gable
- 5. Approximate Age: 1-5 Years
- 6. Inspected
- 7. Inspected

Flashing: Aluminum
Valleys: Asphalt shingle



8. Inspected

Skylights: Insulated glass



9. Inspected

Plumbing Vents: PVC, Metal vents



Roof (Continued)

Plumbing Vents: (continued)



10. Inspected

Electrical Mast: Underground utilities



11. Maintenance/Home Improvement Gutters: Aluminum - Debris- Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.



12. Inspected

13. Inspected

Downspouts: Aluminum

Leader/Extension: Underground - Limit of Inspection- Underground leaders are only inspected for appearance and not functionality. Hidden problems may exist not documented in this report.

Roof (Continued)

Leader/Extension: (continued)



East Chimney
14. Inspected

Chimney: Brick



15. Inspected

Flue/Flue Cap: Mortar, Metal



16. Inspected

Chimney Flashing: Metal



Southeast Chimney

17. Maintenance/Home Improvement Chimney: Brick - Mortar joints- The chimney had mortar joints that were missing mortar or damaged. Chimney requires tuck point repairs at various areas. The inspector recommends repair of these areas to prevent moisture penetration.

Roof (Continued)

Chimney: (continued)



Flue/Flue Cap: Concrete



Chimney Flashing: Metal



18. Inspected

19. Inspected

Southwest Chimney

20. Inspected

Chimney: Brick



21. Maintenance/Home Improvement Flue/Flue Cap: Concrete - Flue height- Flues should extend a minimum of 4 inches above the top of the masonry chimney. The inspector recommends raising flue height to prevent moisture entry into chimney.



Roof (Continued)

22. Inspected

Chimney Flashing: Metal



Garage/Carport

Tuck under Garage

1. Type of Structure: Tuck under Car Spaces: 2

2. Inspected

Exterior Surface: Brick, Wood



3. Not Present

Roof:

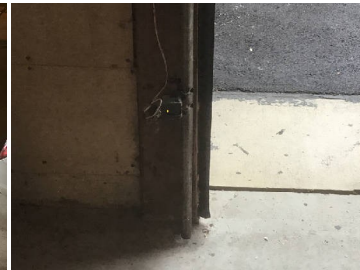
4. Inspected

Garage Doors: Metal



5. Inspected

Door Operation: Mechanized



Garage/Carport (Continued)

6. Inspected

Door Opener: Chamberlain



7. Not Present

Roof Structure:

8. Inspected

Ceiling: Drywall

9. Inspected

Walls: Drywall



10. Maintenance/Home Improvement Floor/Foundation: Poured concrete - Minor floor cracks noted-seal cracks with appropriate sealer.



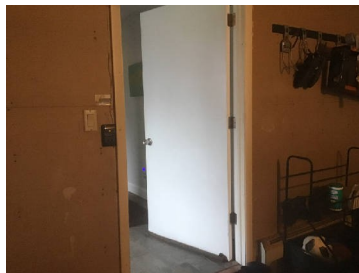
11. Maintenance/Home Improvement Windows: Wood casement - Missing cranks- Some casement windows in the home were missing cranks (handles). The inspector recommends repair of these areas and any others found during repair.

Garage/Carport (Continued)

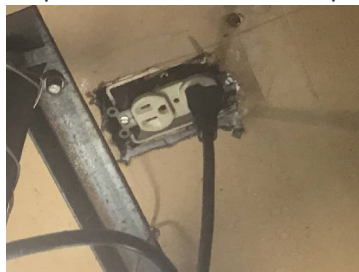
Windows: (continued)



12. Maintenance/Home Improvement Service Doors: Metal - Not self closing- The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards. Although it may not have been required at time the home was built it is recommended as a safety upgrade.



13. Maintenance/Home Improvement Electrical: 110 VAC - Missing cover plate- At the time of the inspection, an electrical receptacle or switch cover plate was missing in this room. The inspector recommends repair of these and any others found during repair.



14. Inspected

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

15. Inspected

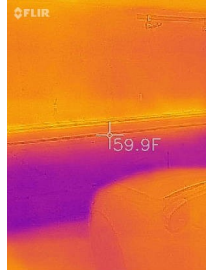
Smoke Detector: Hard wired

16. Inspected

Heating: Baseboard

Garage/Carport (Continued)

Heating: (continued)



- 17. Not Present
- 18. Not Present
- 19. Not Present

Gutters:
Downspouts:
Leader/Extensions:

Attic

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection.

The inspector cannot conclusively state whether there is current or has been leakage in the past or that all conditions are such that the roof wont leak in the future. This is a visual examination of readily accessible areas and limitations exist such as the roof line, insulation and footing. We do not enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the Inspectors opinion, pose a safety hazard. Inspector does not move, touch or disturb insulation or any vapor retardant, damage the surface finish or weather seal on or around access panels or covers.

South Attic

- 1. Method of Inspection: In the attic
- 2. Not Inspected
- 3. Inspected
- 4. Inspected

Unable to Inspect: 30% - The attic space lacked adequate headroom for safe entry and a limited inspection was performed from the hatch. The Inspector disclaims responsibility for inspection of roof framing and its components that were not readily observable from the hatch.

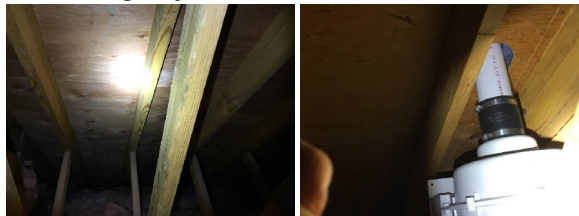
Attic Access Skuttle hole, Closet
Roof Framing: 2x6 Truss



Attic (Continued)

5. Inspected

Sheathing: Plywood



6. Maintenance/Home Improvement Ventilation: Ridge vents - No attic intake vents- No air intake vents were installed in the attic at the time of the inspection. Intake vents are ventilation devices installed low in the attic roof that introduce cool air to the attic to replace hot air exhausted through ventilation devices installed high in the roof. This airflow through the attic removes excessive heat and moisture. Without a fresh air intakes installed low in the roof, the existing ventilation devices are relatively ineffective. No evidence of any issues as a result of problem at time of inspection. The Inspector recommends that intake ventilation devices be installed low in the roof to improve overall attic ventilation.



7. Inspected

Insulation: Fiberglass



8. Inspected

Insulation Depth: 8"

9. Not Present

Vapor Barrier:

10. Not Present

Attic Fan:

11. Not Present

House Fan:

12. Inspected

Wiring/Lighting: 110 VAC



13. Not Present

Moisture Penetration:

14. Not Inspected

Bathroom Fan Venting:

15. Inspected

Plumbing PVC

16. Not Present

HVAC

Attic (Continued)

17. Not Present

Pest

North Attic

18. Method of Inspection: In the attic

19. Inspected

Unable to Inspect: 10%

20. Inspected

Roof Framing: 2x6 Truss



21. Maintenance/Home Improvement Sheathing: Plywood - Past roof leak- Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. Sheathing did not have elevated moisture levels at the time of the inspection. The source of the leak appeared to have been corrected. Ask current owners for proof of repair.



22. Defective- Repair/Replace

Ventilation: Ridge vents - No attic intake vents- No air intake vents were installed in the attic at the time of the inspection. Intake vents are ventilation devices installed low in the attic roof that introduce cool air to the attic to replace hot air exhausted through ventilation devices installed high in the roof. This airflow through the attic removes excessive heat and moisture. Without a fresh air intakes installed low in the roof, the existing ventilation devices are relatively ineffective. Evidence of improper ventilation is present. The Inspector recommends that intake ventilation devices be installed low in the roof to improve overall attic ventilation.

Attic (Continued)

Ventilation: (continued)



Insulation: Fiberglass



Insulation Depth: 8"

Vapor Barrier:

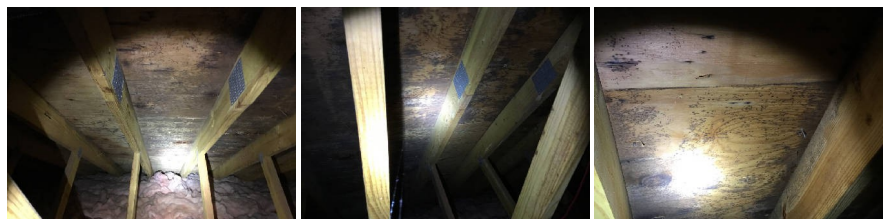
Attic Fan: Thermostat controlled - Exposed wiring present and requires evaluation and repair.



House Fan:

Wiring/Lighting: 110 VAC

Moisture Penetration: Localized discoloration - Mold like substance, localized- 20x20 section. The attic had areas of discoloration that appeared to be microbial growth, possibly a mold-like substance. Confirming the presence of mold would require laboratory analysis. The Inspector recommends that the source of moisture be identified and the condition corrected.



Bathroom Fan Venting:

Bedroom

2nd Floor Bedroom

1. Inspected

Walls: Paint



2. Inspected

Ceiling: Paint

3. Inspected

Floor: Laminate

4. Inspected

Doors: Hollow wood

5. Inspected

Windows: Wood casement

6. Inspected

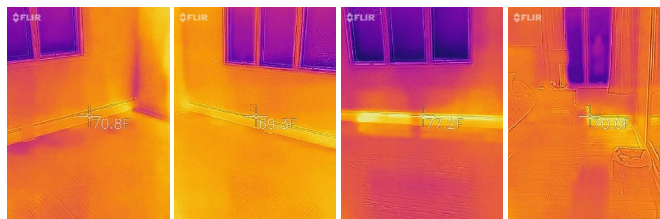
Electrical: 110 VAC

7. Inspected

Closet: Single, Walk In

8. Inspected

HVAC Source: Baseboard



9. Inspected

Smoke Detector: Hard wired

Bathroom

2nd floor main Bathroom

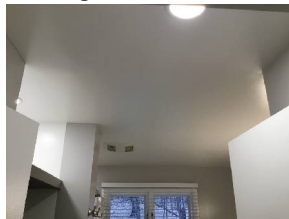
1. Inspected

Walls: Paint



2. Inspected

Ceiling: Paint



3. Inspected

Floor: Tile



4. Inspected

Doors: Hollow wood

5. Inspected

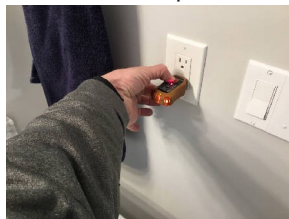
Windows: Wood casement

6. Inspected

Closet: Walk In

7. Maintenance/Home Improvement

Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed for safety. Although GFCIs may have not been required when the home was constructed, it is a good upgrade to install GFCIs near any water sources within 6 feet of receptacle.



8. Inspected

Counter/Cabinet: Wood



Bathroom (Continued)

9. Inspected

Sink/Basin: One piece sink/counter top



10. Inspected

Faucets/Traps: Standard fixtures with a PVC trap



11. Inspected

Tub/Surround: Fiberglass tub and fiberglass surround



12. Not Present

Shower/Surround:

13. Not Present

Spa Tub/Surround:

14. Inspected

Toilets: 1 1/2 Gallon Tank



15. Inspected

HVAC Source: Baseboard



16. Inspected

Ventilation: Electric ventilation fan and window

Master Bathroom

17. Not Present

Closet:

Bathroom (Continued)

18. Inspected

Ceiling: Paint



19. Inspected

Walls: Paint and tile



20. Inspected

Floor: Tile



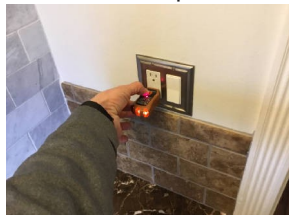
21. Inspected

Doors: Sliding

22. Inspected

Windows: Wood casement

23. Maintenance/Home Improvement Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed for safety. Although GFCIs may have not been required when the home was constructed, it is a good upgrade to install GFCIs near any water sources within 6 feet of receptacle.



24. Inspected

Counter/Cabinet: Wood



Bathroom (Continued)

25. Inspected

Sink/Basin: One piece sink/counter top



26. Inspected

Faucets/Traps: Standard fixtures with a PVC trap

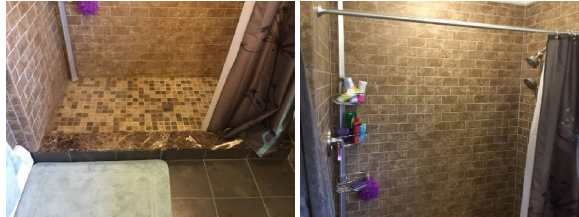


27. Not Present

Tub/Surround:

28. Inspected

Shower/Surround: Ceramic tile pan and surround



29. Not Present

Spa Tub/Surround:

30. Inspected

Toilets: 1 1/2 Gallon Tank



31. Inspected

HVAC Source: Baseboard



32. Inspected

Ventilation: Electric ventilation fan and window

Basement Bathroom

33. Not Present

Closet:

Bathroom (Continued)

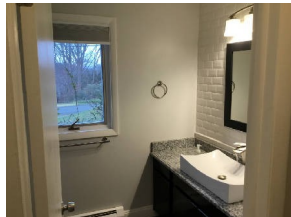
34. Inspected

Ceiling: Paint



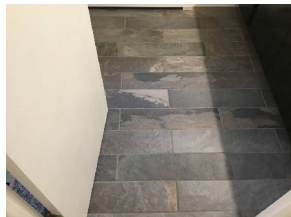
35. Inspected

Walls: Paint and tile



36. Inspected

Floor: Tile



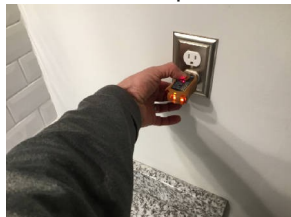
37. Inspected

Doors: Hollow wood

38. Inspected

Windows: Wood casement

39. Maintenance/Home Improvement Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed for safety. Although GFCIs may have not been required when the home was constructed, it is a good upgrade to install GFCIs near any water sources within 6 feet of receptacle.



40. Inspected

Counter/Cabinet: Wood



Bathroom (Continued)

41. Inspected

Sink/Basin: Porcelain



42. Inspected

Faucets/Traps: Standard fixtures with a PVC trap



43. Not Present

Tub/Surround:

44. Inspected

Shower/Surround: Ceramic tile pan and surround



45. Not Present

Spa Tub/Surround:

46. Inspected

Toilets: 1 1/2 Gallon Tank



47. Inspected

HVAC Source: Baseboard

48. Inspected

Ventilation: Window

Living Space

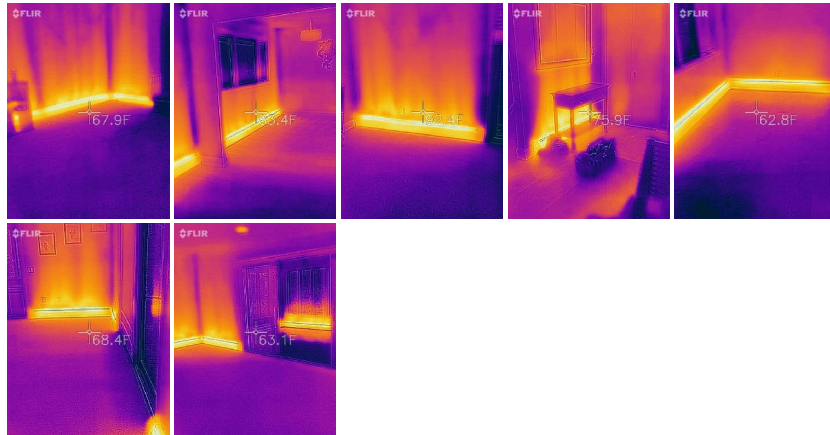
Living Room, Dining Room, Family Room, Sun Room, Entry, Breakfast Area, 2nd Floor Hall, 1st Floor Hall, Den Living
Spaces Inspected Walls: Paint



Living Space (Continued)

- 2. Inspected
- 3. Inspected
- 4. Inspected
- 5. Inspected
- 6. Inspected
- 7. Inspected
- 8. Inspected

Ceiling: Paint
Floor: Carpet, Tile
Doors: Hollow wood, Sliding
Closet: Single
Windows: Wood casement
Electrical: 110 VAC
HVAC Source: Baseboard



- 9. Inspected

Smoke Detector: Hard wired

Kitchen

Visit <https://www.nachi.org/life-expectancy.htm> to learn more about life expectancy of various home materials.

1st Floor Kitchen

- 1. Inspected

Cooking Appliances: Samsung



- 2. Inspected

Ventilator: Not labeled



- 3. Inspected

Dishwasher: Maytag



Kitchen (Continued)

4. Inspected

Refrigerator: Samsung



5. Not Present

Microwave:

6. Not Present

Trash Compactor:

7. Inspected

Sink: Stainless Steel



8. Not Present

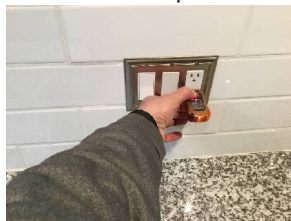
Disposal:

9. Inspected

Plumbing/Fixtures: PVC

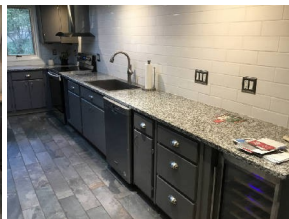


10. Maintenance/Home Improvement Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed for safety. Although GFCIs may have not been required when the home was constructed, it is a good upgrade to install GFCIs near any water sources within 6 feet of receptacle.



11. Inspected

Counter Tops: Granite



12. Inspected

Cabinets: Wood

13. Not Present

Pantry:

14. Inspected

Ceiling: Paint

Kitchen (Continued)

15. Inspected

Walls: Paint and tile



16. Inspected

Floor: Tile

17. Not Present

Doors:

18. Inspected

Windows: Wood casement

19. Not Present

HVAC Source:

Fireplace/Wood Stove

Full inspection of wood-burning fireplaces and flues lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and flues and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).
Find a CSIA-certified inspector near you at <http://www.csia.org/search>

The following is a visual inspection only.

Family Room Fireplace

1. Not Present

Freestanding Stove:

2. Inspected

Fireplace Construction: Tile, Prefab



3. Type: Gas log

4. Inspected

Fireplace Insert: Standard

5. Not Inspected

Smoke Chamber:

6. Not Inspected

Flue:

7. Not Present

Damper:

8. Inspected

Hearth: Raised

Living Room Fireplace

9. Not Present

Freestanding Stove:

10. Inspected

Fireplace Construction: Brick - Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).

Find a CSIA-certified inspector near you at <http://www.csia.org/search>

Fireplace/Wood Stove (Continued)



- 11. Type: Wood burning
- 12. Not Present
- 13. Inspected

Fireplace Insert:
Smoke Chamber: Metal



- 14. Not Inspected
- 15. Inspected
- 16. Inspected

Flue:
Damper: Metal
Hearth: Raised

Basement

Main Basement

- 1. Inspected
- 2. Not Inspected, Maintenance/Home Improvement Ceiling: Suspended ceiling - Limit of inspection- Suspended ceiling present. As a limit of inspection we do not remove ceiling tiles. Hidden problems may exist due to the inability to inspect underlining materials.
Damage- Damage or deterioration to the ceilings was visible at the time of inspection. The inspector recommends repair of these areas and any others found during repair.



- 3. Inspected

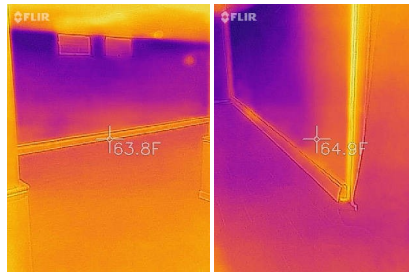
Walls: Paint

Basement (Continued)

Walls: (continued)



Floor: Carpet, Tile, Poured
Floor Drain: Not visible
Doors: Hollow wood
Windows: Wood casement
Electrical: 110 VAC
Smoke Detector: Hard wired
HVAC Source: Baseboard



Vapor Barrier:
Insulation: Fiberglass



Ventilation: Windows
Sump Pump:

- 4. Inspected
- 5. Inspected
- 6. Inspected
- 7. Inspected
- 8. Inspected
- 9. Inspected
- 10. Inspected

- 11. Not Present
- 12. Inspected

- 13. Inspected
- 14. Not Present

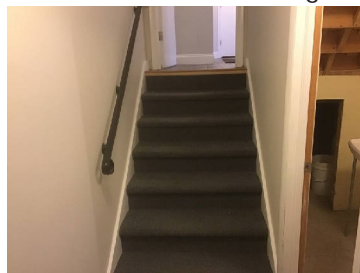
Basement (Continued)

15. Maintenance/Home Improvement Moisture Location: Southeast - Efflorescence- In the basement, efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. The source of moisture should be identified and the condition corrected.



16. Inspected

Basement Stairs/Railings: Carpeted stairs with metal handrails



17. Not Present

Pest

Crawl Space

North Crawl Space

1. Method of Inspection: In the crawl space
2. Inspected Unable to Inspect: 10%
3. Inspected Access: Open
4. Maintenance/Home Improvement Moisture Penetration: West wall - Mold like substance- no elevated moisture levels- Areas covered with a substance resembling mold. This condition indicates moisture intrusion. Mold can only be positively identified through sampling and analysis by qualified personnel. The moisture meter showed no elevated levels of moisture present at the time of the inspection. This area should be monitored in the future for signs of moisture intrusion and cleaned.



Crawl Space (Continued)

5. Not Present	Moisture Barrier:
6. Inspected	Ventilation: Open to basement
7. Not Present	Insulation:
8. Not Present	Vapor Barrier:
9. Not Present	Sump Pump:
10. Inspected	Electrical: 110 VAC
11. Not Present	HVAC Source:

Structure

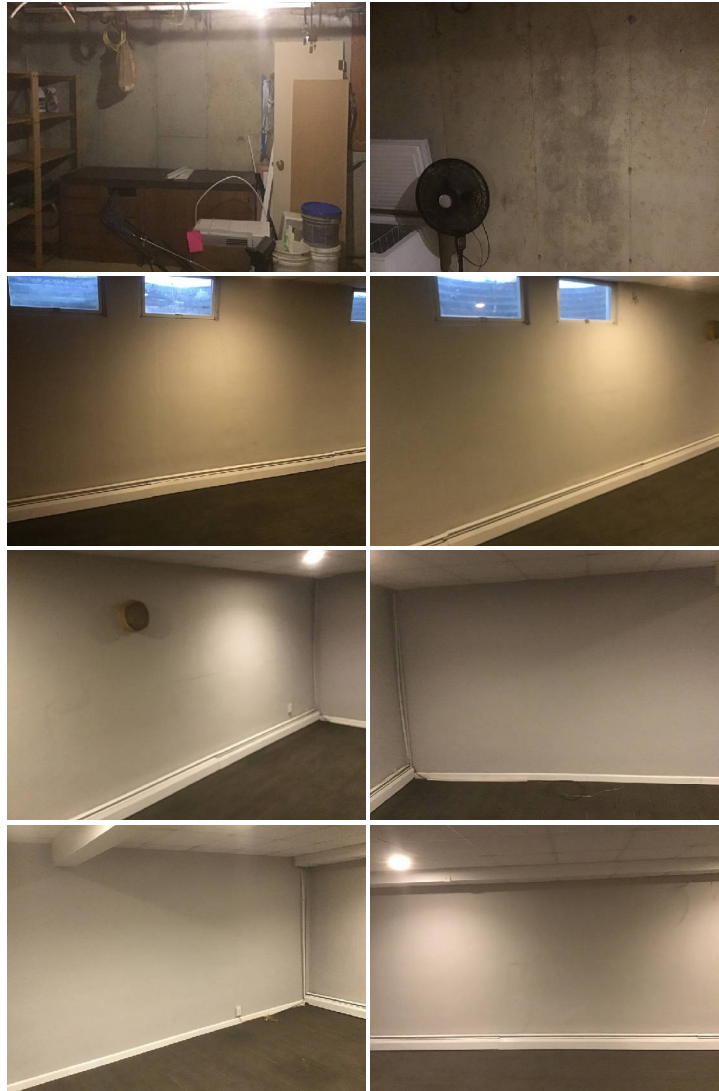
Inspection is based on normal building practices for homes of similar construction and age. As per the scope of this inspection, we do not determine structural integrity, proper joist span or spacing. Wood rot and Wood destroying Organism damage is beyond the scope of this inspection.

- | | |
|---------------------------------|--|
| 1. Inspected | Structure Type: Wood frame |
| 2. Maintenance/Home Improvement | Foundation: Poured - Smaller cracks (1/16-1/8)- Cracks visible in the foundation walls appeared to be typical shrinkage cracks that commonly develop as concrete or block cures. Shrinkage cracks are surface cracks and are typically not a structural concern. Sealing or repair of cracks is recommended. |



Structure (Continued)

Foundation: (continued)



3. Inspected

4. Inspected

Differential Movement: No movement or displacement noted

Beams: Steel I-Beam



Structure (Continued)

Beams: (continued)



5. Inspected

6. Inspected

Bearing Walls: Frame

Joists/Trusses: 2x10 - Limit of inspection- Majority of floor joists are hidden by finishes. Report only reflects exposed areas at time of inspection. Hidden problems may exist not documented in this report.



7. Inspected

Piers/Posts: Steel posts



8. Inspected

Floor/Slab: Poured slab

Structure (Continued)

9. Inspected

Stairs/Handrails: Wood stairs with wood handrails, Carpeted stairs with wood handrails



10. Inspected

Subfloor: Plywood

Electrical

Smoke and carbon monoxide detectors are only inspected for proper placement and not operated during inspection. It is recommended that all smoke detectors be tested or replaced on a regular basis.

Backup generators, solar systems and all auxiliary equipment are not inspected. It is recommended that these are inspected by a qualified electrical contractor and learn the understanding of proper operation.

Any low voltage or remote controls are not operated as part of the inspection.

Any non-energized systems are not inspected.

1. Service Size Amps: 200 Volts: 120-240 VAC

2. Inspected

Service: Aluminum

3. Inspected

120 VAC Branch Circuits: Copper

4. Inspected

240 VAC Branch Circuits: Copper and aluminum

5. Inspected

Aluminum Wiring: Not apparent

6. Inspected

Conductor Type: Non-metallic cable (NM)

7. Inspected

Ground: Plumbing ground only

8. Maintenance/Home Improvement Smoke Detectors: Hard wired - Smoke and carbon monoxide detectors are only noted for their presence and not operated during inspection nor can we determine the proper placement after the inspection. It is recommended that all smoke and carbon monoxide detectors be tested or replaced on a regular basis and that their proper placement be verified at final walkthrough. Visit <https://www.nachi.org/carbon-monoxide.htm> for more information.

Basement main Electric Panel

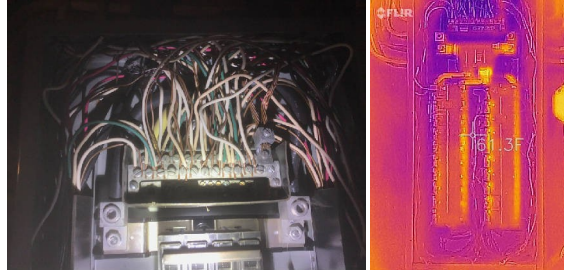
9. Inspected

Manufacturer: Gould, Pushmatic



Electrical (Continued)

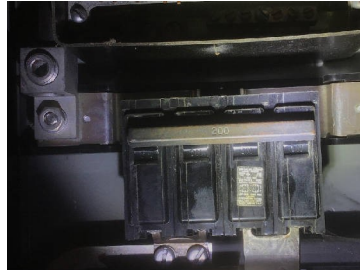
Manufacturer: (continued)



10. Maximum Capacity: 200 Amps

11. Inspected

Main Breaker Size: 200 Amps



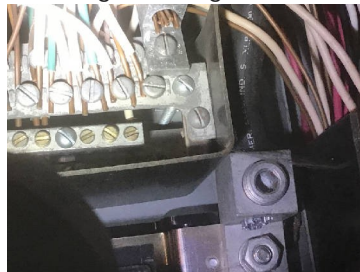
Breakers: Copper

Fuses:

AFCI:

GFCI: Present

Bonding Bonding Screw



12. Inspected

13. Not Present

14. Not Present

15. Inspected

16. Inspected

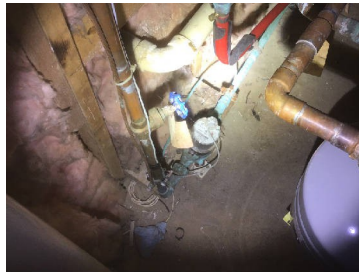
Plumbing

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. Tank less units allow very limited inspection and will require regular service and cleaning for proper function.

Shut-off valves are not tested during a home inspection.

1. Inspected

Service Line: Copper



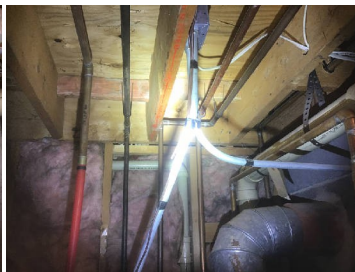
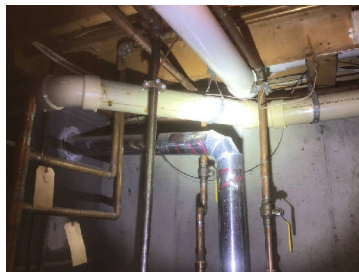
2. Inspected

Main Water Shutoff: Basement



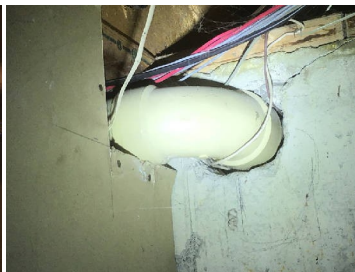
3. Inspected

Water Lines: Copper - Most not visible- Most supply pipes were not visible due to wall, ceiling and floor coverings.



4. Inspected

Drain Pipes: PVC



Plumbing (Continued)

Drain Pipes: (continued)



5. Inspected

Service Caps: Accessible



6. Inspected

Vent Pipes: PVC

7. Inspected

Gas Service Lines: Black Iron

8. Not Present

Sewage Ejector

Basement Water Heater

9. Inspected, Positive Attribute

Water Heater Operation: Functional at time of inspection - **As a positive feature this home has a newer hot water heater installed. Visit <https://www.nachi.org/life-expectancy.htm> to learn more about life expectancy of various home materials.**



10. Manufacturer: A.O. Smith

11. Model Number: G 95040 NVR 400 Serial Number: 1914114366564

12. Type: Natural gas Capacity: 40 Gal.

13. Approximate Age: 2019 Area Served: Whole building

Plumbing (Continued)

14. Inspected

Flue Pipe: Single wall



15. Inspected

TPRV and Drain Tube: PVC

16. Inspected

Gas piping Black Iron

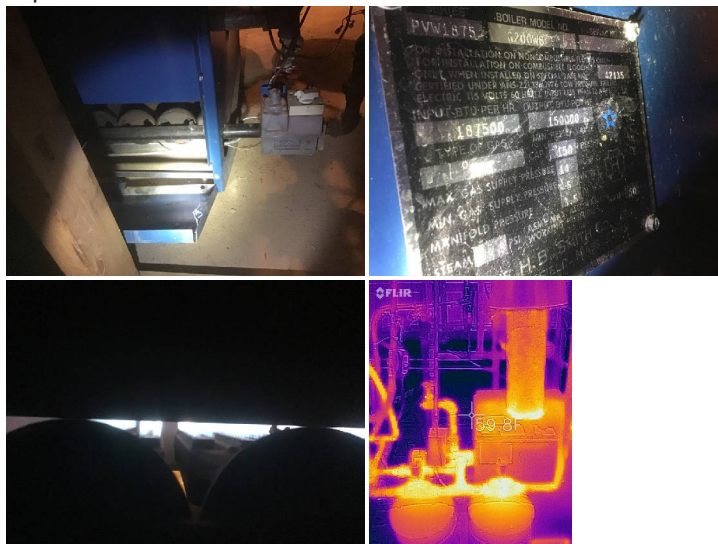


Heating System

Weather permitting; we will operate either the heating or cooling units in their respective modes. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION. The Inspector specifically disclaims responsibility for identifying any problems with furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. ANY AND ALL UNITS OVER 20 years should be have their heat exchangers further evaluated.

Main Heating System

1. Maintenance/Home Improvement Heating System Operation: Adequate - System 30+ years old- The hvac system is functional but likely nearing or beyond its design life. Therefore, it will need to be more closely monitored, it should be serviced annually. Consider having a HVAC technician inspect the heat exchanger and better determine the units remaining life expectancy. With a unit this old it is recommended to budget for replacement.



Heating System (Continued)

2. Manufacturer: HB Smith

3. Model Number: G200W6 Serial Number: N/A

4. Type: Boiler system Capacity: 187,500 BTU

5. Area Served: Whole building Approximate Age: Approximately 1980s

6. Fuel Type: Natural gas

7. Inspected

Heat Exchanger: 5 Burner

8. Unable to Inspect: 10%

9. Not Present

Blower Fan/Filter:

Distribution: Baseboard

Circulator: Pump

10. Inspected

11. Inspected



Gas Connection Black Steel

12. Inspected



TPRV and Drain Tube Copper

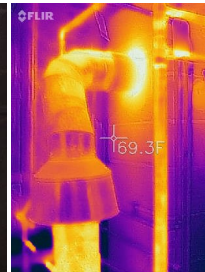
13. Inspected

14. Inspected

Draft Control: Natural Draft

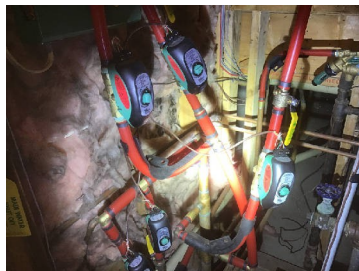
15. Inspected

Flue Pipe: Single wall



16. Inspected

Controls: Zone valves



Heating System (Continued)

17. Inspected

Devices: Temp gauge, Expansion tank, Pressure gauge



18. Not Present

Humidifier:

19. Inspected

Thermostats: Individual

20. Not Present

21. Suspected Asbestos: No

Laundry Room/Area

Note- Laundry valves and drains are only visually inspected and not tested for functionality. Washer and dryer are excluded from the inspection. It is recommended that you ask seller about condition and functionality.

1st Floor Laundry Room/Area

1. Inspected

Closet: Single

2. Inspected

Ceiling: Paint

3. Inspected

Walls: Paint



4. Inspected

Floor: Tile

5. Inspected

Doors: Hollow wood

6. Not Present

Windows:

7. Inspected

Electrical: 110 VAC

8. Not Present

Smoke Detector:

9. Not Present

HVAC Source:

10. Inspected

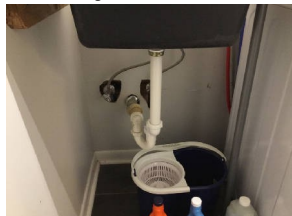
Laundry Tub: Swanstone



Laundry Room/Area (Continued)

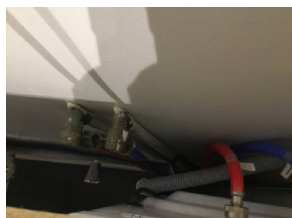
11. Inspected

Laundry Tub Drain: PVC



12. Inspected

Washer Hose Bib: Washer valve



13. Inspected

Washer and Dryer Electrical: 110 VAC, 220 VAC

14. Not Inspected

Dryer Vent: Unable to view



15. Not Present

Dryer Gas Line:

16. Inspected

Washer Drain: Hidden in wall

17. Not Present

Floor Drain:

Wood Destroying Insects

Important Consumer Information

This report was not produced by a licensed pesticide applicator. This report documents the inspectors observations at the time of the inspection. This report is not a guarantee or warranty as to the absence of wood-destroying organisms, nor is it a guarantee that the inspector found all the wood-destroying organisms or damage that may exist. Wood-destroying organisms may exist in concealed or inaccessible areas. This report is not a structural-integrity report, and there is no warranty, expressed or implied, included with this report. This report provides no assurances with regard to work performed by other companies and/or service agreements/warranties offered by other companies. Owners should try to correct conditions that promote wood-destroying organisms, including: wood in contact with soil; poor grading and/or drainage; firewood and/or debris stored near or inside the structure; insufficient ventilation; and/or moisture, condensation, plumbing leaks, foundation leaks, roof leaks and/or standing water.

Limitations of Liability

The liability of the inspection company, its agents or employees, for claims, damages or expenses arising out of the inspection, including errors and omissions in the report, shall be limited to liquidated damages in an amount equal to the fee paid to the inspection company.

1. I observed indications of live insects (description and locations) No
2. I observed indications of dead insects, insect parts, mud tubes, holes, or staining (descriptions and locations) No
3. I observed indications of possible moisture, wood decay, mold like substance, or fungi (description and location) No
4. I observed indications of structural damage at wooden components (description and locations) No
5. I observed indications of possible previous correction (description and locations) No

Wood Destroying Insects (Continued)

6. Based upon my observations during the home inspection, I recommend that a state licensed pesticide applicator further evaluate the home for possible wood destroying insect infestation and provide control if deemed necessary. No
7. Obstructions and Restricted Areas Attic Inspector could not visually see under all insulation in the attic area but saw no indications of insect activity.

Final Comments

Reasonable Expectations Regarding Your Professional Home Inspection.

1) Intermittent Or Concealed Problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

2) No Clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

3) We Always Miss Some Minor Things: Our reports may identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions.

4) Contractor's Advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with minor repairs.

5) Last Man In Theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce his liability. This is understandable.

6) Most Recent Advice Is Best: There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

7) Why Didn't We See It? Contractors often say, I can't see why the inspector didn't find this problem. There are several reasons for these apparent oversights: Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the New York State Standards of Home Inspection. The Standards of Practice specifically state what's included and excluded from the standard home inspection. Most contractors have no clue this document exists and many have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

8) Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing,

Final Comments (Continued)

there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

9) The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

10) A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take days and would cost considerably more. We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, etc.

11) An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

12) Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.