



Inspection Report

Sample Sample

Property Address:
123 anystreet
anywhere ny 11111





Bonvo Home Inspection LLC

**Mark Bonvissuto 16000063066 16000063066
104 Meadow St.
Garden City, NY 11530
516-580-3117**

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Date: 2/1/2014	Time: 12:00PM	Report ID: sample123
Property: 123 anystreet anywhere ny 11111	Customer: Sample Sample	Real Estate Professional: Jamie Schaefer

Purpose of This Inspection

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property.

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Explanation of Ratings

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. Independent inspection(s) may be required to evaluate element conditions. If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

SEE COMMENT - See comment in body of report.

IMPORTANT NOTE: Elements recommended for repair or recommendations for further evaluation, should be addressed prior to closing. It is the customer's responsibility to perform a walk-through inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

Inspection Limitations

CONSTRUCTION REGULATIONS - Building codes and standards of construction vary based on region. A home inspection does not include evaluation of a property for compliance with building or codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards. Such compliance usually is not required. Any questions regarding code compliance should be addressed to the appropriate local offices.

HOME MAINTENANCE - All homes require regular preventive maintenance to maximize the life spans of components and minimize unanticipated repair or replacement. Annual maintenance costs vary but may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field who follows local requirements and practices.

ENVIRONMENTAL AND MOLD ISSUES - The potential health effects from exposure to many elements found in building materials, in the air, soil, water in and/or around any house varies. A home inspection does not include the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on **MOLD/MICROBIAL ELEMENTS** below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future including aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A home inspection does not include any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It does not address in any way the function or suitability of floor plans or other design features. Furthermore, determinations are not made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any home or on any property.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and are provided for general guidance purposes only. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification using model and serial numbers, if knowledge of the specific age of any element is desired or required.

DESIGN LIFE - These numbers are the typical service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated design life is presented solely as a guide. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life. If exact design life is needed for an reason we recommend you contact the manufacturer of that item with model and serial numbers to obtain such information.

ELEMENT DESCRIPTIONS - Any descriptions of any element contained in this report, including material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative items. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an item. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed or wanted for any reason. Any questions from the use of any particular terminology or wording in this report should be addressed prior to closing.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified, licensed specialists/contractors to determine actual repair/replacement costs for any item or condition requiring attention. Cost estimates are not provided with a home inspection. If the need for remedial work is evident or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company to arrange a re-inspection to assess conditions. Besides any basic maintenance, suitable for the average homeowner, all repairs or other remedial work should be performed by a licensed specialist in the appropriate field following local requirements and practices.

SELLER DISCLOSURE - This report does not replace the Seller Disclosure required by New York State. The buyer should review the Seller Disclosure (if provided) with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended. I am available to help with this "walk-through" inspection for an additional fee.

WOOD-DESTROYING INSECTS/ORGANISMS - It is advisable to all homeowners obtain an annually renewable termite service contract on the property from a licensed qualified specialist, whether or not it is required by a lender. A standard home inspection does

not include evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Compass bearings are not used and these orientations are only estimates. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperatives do not include exteriors or typical common elements, unless otherwise noted. Contact the association or management company for information on common element conditions, deeds, and maintenance responsibilities.

HOME WARRANTY - It is recommended to every home buyer that you obtain a Home Warranty prior to closing. This will help to protect you from any unforeseen expenses should any major system in the home fail. This type of warranty is commonly available, and most real estate agents can recommend a company to contact for this warranty. If you need help finding such a company, please contact me and I will refer you to a Home Warranty Company.

Mold & Microbial Elements Exclusions

The purpose and scope of a home inspection does not include the detection, identification or assessment of fungi and other biological elements, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the chance of mold being present. There are many different types of molds; most molds do not create a health hazard, but some are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture for a length of time. The sources of moisture in a house are numerous and include leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are additional sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a home inspection. Accordingly, this Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

Mechanical System Upgrade Needs - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact ([_www.doe.gov](http://www.doe.gov)).

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In Attendance:

Seller and customer's agent, Customer and their agent, Customer and their agent, Customer, Customer and Seller and Customers agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 50 Years

Temperature:

35 - 40 degrees

Weather:

Cloudy

Ground/Soil surface condition:

Frozen, Snow covered

Rain in last 3 days:

Snow

1. Roofing Elements

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The inspection of roofs and roof elements is limited to visible and accessible elements as listed in this report; elements and areas concealed from view, no matter what the reason, cannot be inspected. This inspection does not include chimney interiors, including flues and flue liners Nor does it include ancillary components or systems such as lightning protection, solar panels, and other non-standard elements, unless specifically stated. **All descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be addressed in other areas of this report, including the ATTIC section



Styles & Materials

Viewed roof covering from:

Ground

Roof Age:

5-10 years

Roof Ventilation:

Gable vents

Limitations:

- Chimney crown was not visible from ground
- Snow Covered Roof not fully visible

Roof-Type:

Sloped

Roof Layers:

Single Layer

Roof Structure:

2 X 4 Rafters

Roof Covering:

Architectural

Sky Light(s):

None

Chimney (exterior):

Brick

Items

1.0 Roof Coverings

Comments: Fair, See Comments

The roof was almost fully covered with snow. The areas that were visible appeared to be in good shape with no visible damage.

1.1 Flashings

Comments: Fair

The chimney is not properly flashed. Roofing tar will eventually crack and leak. Suggest replacement by a qualified roofer with a metal step flashing.



1.1 Picture 1

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Satisfactory

A stainless steel chimney cap was noted. This is necessary to keep out rain and rodents.

The chimney crown was not visible from the ground.



1.2 Picture 1

1.3 Roof Ventilation

Comments: Fair

Gable vents in the attic were covered from the inside. These vents should be open for proper ventilation of the attic.



1.3 Picture 1

1.4 Roof Drainage Systems (gutters and downspouts)

Comments: Satisfactory

1.5 Roof Structure and Attic (Report leak signs or condensation)

Comments: Satisfactory

Water stains on some roof rafters suggest previous water penetration. These stains were not wet at the time of inspection.



1.5 Picture 1

Please Note: All roofs have a limited life span and will require replacement at some time in the future. Until replacement is necessary, the seals at all roof penetrations and flashing, and the waterproof properties of roof mounted elements, should be checked periodically and repaired or maintained as needed. Any roof defect can result in leakage, mold, and subsequent damage. Manufacturing defects or whether the proper nailing methods or underlayment were used may not be readily visible during a home inspection. Gutters and leaders require regular cleaning and maintenance. All chimneys and other roof vents should be checked periodically. Most of the fascia and soffit areas are not readily accessible for inspection. These components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage is present. If any roof problems are reported, a qualified roofer or the appropriate specialist, should be consulted to determine if remedial action is required. If the roof inspection was limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, prior to signing contracts, particularly if the roof covering is aging or its age is not known.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections

Styles & Materials

Siding Style:

Lap

Siding Material:

Wood

Exterior Entry Doors:

Wood

Appurtenance:

Sidewalk

Porch with steps (brick/stone)

Walkways (concrete)

Driveway:

Asphalt

Limitations:

Fascia covered with finish materials

Snow covered ground

Windows:

Wood

Vinyl

metal

Items

2.0 Wall Cladding, Flashing and Trim

Comments: Fair

(1) Several areas of trim and siding had small cracks or gaps. Have areas repaired by a professional contractor to prevent rain or rodent intrusion.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4

(2) Wood trim around several windows and doors is worn and needs to be painted. Exterior wood trim left exposed to the elements for extended periods of time will lead to rot and water penetration.



2.0 Picture 5



2.0 Picture 6

2.1 Doors (Exterior)

Comments: Fair

(1) Exterior doors are wood and single paned glass doors. These doors appear to be over 20 years old and typical wear is visible. All doors were fully functional at the time of inspection. These doors may be drafty and not energy efficient due to their age. replacement may be desired.



2.1 Picture 1



2.1 Picture 2

(2) The front storm door did not close properly on its own. It appears to be rubbing at the sill. Adjustments or repair may be necessary for proper operation.



2.1 Picture 3

2.2 Windows

Comments: Fair

This house contains original single pane windows, metal replacement windows and vinyl replacement windows. All windows appear to be well maintained for their respective styles and ages. Older single pane windows are not energy efficient. Replacement may be desired.



2.2 Picture 1



2.2 Picture 2

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Fair

Several of the exterior railings showed signs of decay and rust. Repair or replacement of these railings may be required in the not to distant future.

Rusted and rotted metal railings should be inspected for soundness and sharp edges which create a hazard.



2.3 Picture 1



2.3 Picture 2

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Not Inspected, See Comments

Snow prevented the inspection with regards to grading and drainage of the property. Un-shoveled walkways or patios were not visible and therefor not inspected.

The rear retaining wall showed some cracks but appeared intact. This wall should be monitored regularly with maintenance performed as needed.



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3

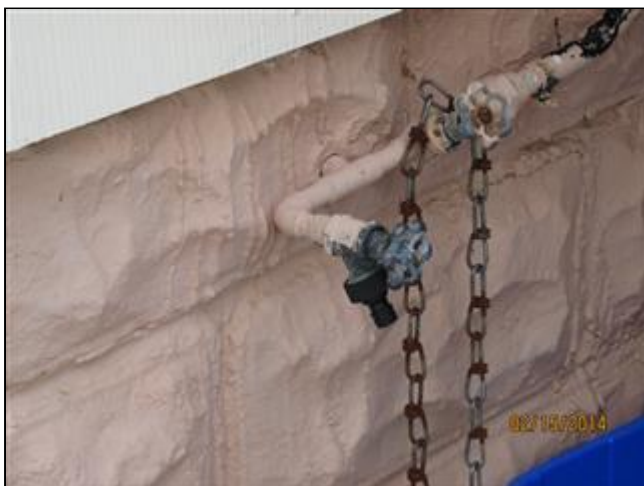
2.5 Eaves, Soffits and Fascias

Comments: Fair

2.6 Plumbing Water Faucets (hose bibs)

Comments: Not Inspected, See Comments

Exterior faucets were noted but not tested due to the temperature.



2.6 Picture 1

2.7 Outlets (Exterior)

Comments: Fair

(1) All outdoor outlets should be GFCI outlets. Replacement by a licensed electrician is recommended.



2.7 Picture 1



2.7 Picture 2

(2) Some exterior outlet boxes were loose. Recommend inspection with repairs as needed by a licensed electrician.



2.7 Picture 3

2.8 Fences

Comments: Not Inspected, See Comments

Fences are not a part of a home inspection. However visual inspection of the fences on the property show signs of wear and deterioration. Replacement will be required in the not to distant future.



2.8 Picture 1



2.8 Picture 2

Please Note: The exterior of the home was inspected and reported on with the above 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 qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/re-sealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired

3. Garage

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS



Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Fiberglass

Limitations:

Extreme Clutter

Items

3.0 Garage Ceiling

Comments: Satisfactory

3.1 Garage Walls (Including Firewall Separation)

Comments: Fair

The sill plate in the garage rests outside the garage floor slab and may be in direct contact with the soil. This should be monitored for rot and wood destroying insect damage. No damage was visible during this inspection, however the presence of stored items prevented close inspection of the entire garage.



3.1 Picture 1

3.2 Garage Floor

Comments: Satisfactory

3.3 Garage Door (s)

Comments: Fair

The garage door shows signs of stress cracks. It appears to be old and may need to be replaced in the not to distant future.



3.3 Picture 1

3.4 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Not Inspected, See Comments

Garage door opener was disabled by homeowner and was not operable at the time of inspection.



3.4 Picture 1

3.5 Garage Electrical Outlets

Comments: Fair

Electrical outlets in a garage should be GFCI outlets. Recommend upgrade to GFCI outlets by a licensed electrician.



3.5 Picture 1

Please Note: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

4. Attic Spaces

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS



Styles & Materials

Method used to observe attic:

Walked

Attic info:

Attic hatch

Attic Insulation:

Blown
Batt
Fiberglass

Ceiling Structure:

2X4

Insulation amount:

4-6 inches

Insulation location:

Ceiling joists

Limitations:

Floor coverings
Stored Items

Items

4.0 General Comments

Comments: Fair

Blown in insulation should be pulled back from the soffits to allow for proper ventilation of the attic.

Gable vent coverings should also be removed to allow for proper ventilation of the attic.



4.0 Picture 1



4.0 Picture 2

4.1 Roof Framing

Comments: Fair

Several roof rafters had stains. The stains were dry at the time of inspection. This is evidence of past moisture problems.



4.1 Picture 1

4.2 Roof Deck/Sheathing

Comments: Satisfactory

4.3 Ventilation Provisions

Comments: Fair

Blown in insulation should be pulled back from the soffits to allow for proper ventilation of the attic.

Gable vent coverings should also be removed to allow for proper ventilation of the attic.

4.4 Insulation

Comments: Fair

Blown in insulation should be evened out for proper efficiency.



4.4 Picture 1

4.5 Attic Entrance

Comments: Fair

Hatch entrance only stays open with the use of a hook and eye latch. Make sure latch is secure when entering or exiting the attic.

Please Note: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist

5. Kitchen Components and Appliances

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.



Styles & Materials

Dishwasher Brand:

KENMORE

Exhaust/Range hood:

KENMORE

Range/Oven:

KENMORE

Cabinetry:

Wood

Floor:

Wood

Countertop:

Granite

Clothes Dryer Vent Material:

Flexible Vinyl

Dryer Power Source:

Gas Connection

Metal

Items

5.0 General Comments

Comments: Satisfactory

5.1 Ceiling

Comments: Satisfactory

5.2 Walls

Comments: Satisfactory

5.3 Floor

Comments: Satisfactory

5.4 Windows

Comments: Satisfactory

5.5 Counters and a representative number of Cabinets

Comments: Fair

Kitchen cabinets were functional. They were older style built in wood cabinets



5.5 Picture 1

5.6 Plumbing Drain and Vent Systems

Comments: Satisfactory

5.7 Plumbing Water Supply Faucets and Fixtures

Comments: Satisfactory

5.8 Wall Switches and Fixtures

Comments: Satisfactory

5.9 Dishwasher

Comments: Satisfactory

The dishwasher appears to be 5-10 years old. Inspection of the dishwasher was limited to the beginning of one wash cycle. The dishwasher cycle started normally and the dishwasher filled with water normally.



5.9 Picture 1

5.10 Ranges/Ovens/Cooktops

Comments: Satisfactory

Gas stove and oven was functional at the time of inspection. All burners and the oven lit with the normal range controls.



5.10 Picture 1

5.11 Range Hood

Comments: Satisfactory

5.12 Clothes Dryer Vent Piping

Comments: Fair

Clothes dryer vent should be rigid metal to avoid lint build up and the possibility of fire. Recommend replacement.

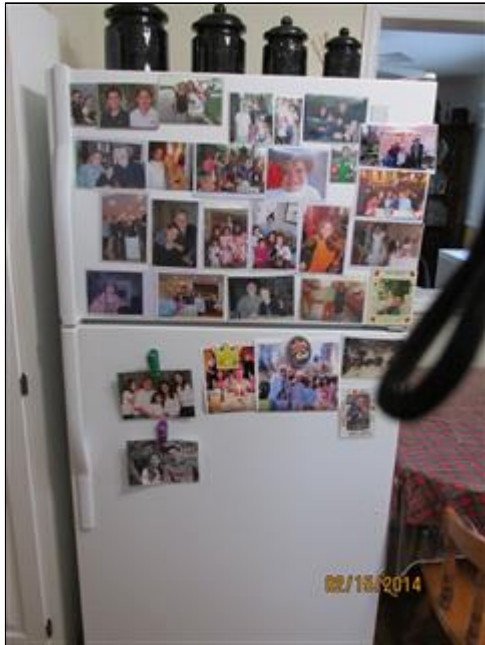


5.12 Picture 1

5.13 Refrigerator

Comments: Satisfactory

Refrigerator was cold and the freezer kept ice frozen at the time of inspection. This refrigerator appears to be between 5-10 years old.



5.13 Picture 1

5.14 Electrical outlets

Comments: Satisfactory

Please note: Many appliances typically have a high maintenance requirement and limited service life (12-15 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

6. Hall Bath

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.



Styles & Materials

Description: Full Bath	Location: Upstairs Hallway	Ventilation Provision: Exhaust Fan Window
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Limitations:
Finish Materials

Items

- 6.0 Sink**
Comments: Satisfactory
- 6.1 Waterflow at Fixtures**
Comments: Fair
The water flow in the sink, tub and shower was adequate, but the flow at the shower and tub may not be suitable for your personal preference.
- 6.2 Toilet**
Comments: Satisfactory
- 6.3 Bath tub**
Comments: Satisfactory
- 6.4 Surround / Enclosure**
Comments: Satisfactory
- 6.5 Flooring**
Comments: Satisfactory

6.6 Ceiling

Comments: Satisfactory

6.7 Walls

Comments: Satisfactory

6.8 Ventilation

Comments: Satisfactory

Windows in the shower should be covered with a waterproof curtain to prevent water intrusion at the seams and wall joints.

One of the panes in the window is cracked. This is a double paned window. Only the interior pane is cracked. Energy efficiency has been compromised and condensation can now accumulate inside the window.



6.8 Picture 1



6.8 Picture 2

6.9 Electric / GFCI

Comments: Satisfactory

Please Note: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

7. Half Bath

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.



Styles & Materials

Description:

Half Bath

Location:

Downstairs

Ventilation Provision:

Window

Limitations:

Finish Materials

Items

7.0 Sink

Comments: Satisfactory

7.1 Waterflow at Fixtures

Comments: Satisfactory

7.2 Toilet

Comments: Satisfactory

7.3 Flooring

Comments: Satisfactory

7.4 Ceiling

Comments: Satisfactory

7.5 Walls

Comments: Satisfactory

7.6 Ventilation

Comments: Satisfactory

7.7 Electric / GFCI

Comments: Fair

The GFCI outlet at the downstairs bath is a non-grounded outlet which is currently acceptable, however, it should be labeled a non-grounded GFCI and it is not as safe as a grounded GFCI.



7.7 Picture 1

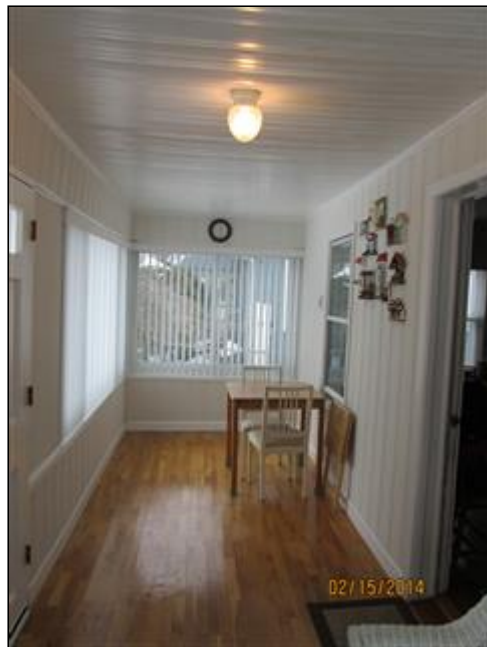
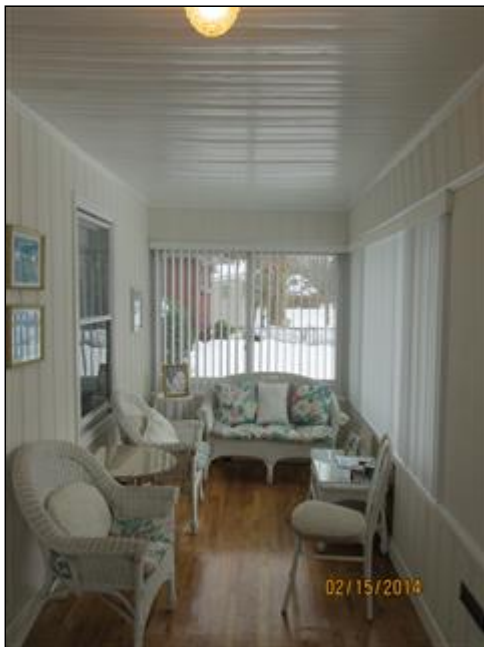
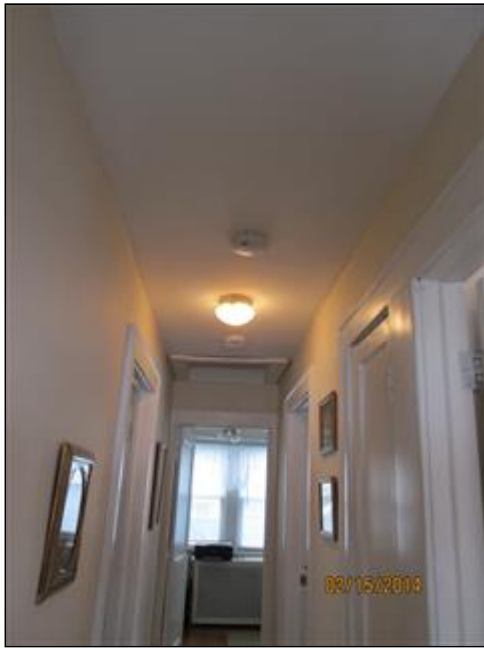
Please Note: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

8. Interior Elements

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/ SUBSTRUCTURE section and the major house systems.







Styles & Materials

Ceiling Materials:
Plaster

Wall Material:
Sheetrock
Plaster

Floor Covering(s):
Carpet
Tile
Wood

Interior Doors:
Hollow core

Window Types:
Double-hung

Limitations:
Finish Materials
Stored Items

Items

8.0 Ceilings

Comments: Satisfactory

8.1 Walls

Comments: Satisfactory

8.2 Floors

Comments: Satisfactory

8.3 Steps, Stairways, Balconies and Railings

Comments: Satisfactory

8.4 Doors (Representative number)

Comments: Satisfactory

A representative number of doors were tested and found to be in good order. The doors and the hardware are old. Periodic adjustment of hardware may be required for proper functioning of doors.

8.5 Windows (Representative number)

Comments: Fair

A random sampling of windows were tested. Windows and locks were functional at the time of inspection. Several of the downstairs windows were older metal replacement windows. These may not last as long as the newer vinyl replacement windows. Some old single pane wood windows were also present in the house. Replacement of these windows may be desired for energy efficiency.



8.5 Picture 1

8.6 Outlets, Switches and Fixtures

Comments: Fair

(1) A random sampling of outlets were tested. Some outlets were found to have an open ground. Recommend repair/replacement by a licensed electrician.



8.6 Picture 1

(2) A random sample of light switches were tested. Some switch plates or boxes were loose. Recommend repair by a licensed electrician as needed.



8.6 Picture 2

Please Note: The interior of the home was inspected and reported on with the above 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 qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Foundation/Slab

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

Foundation:

Masonry block

Method used to observe Crawspace:

From entry

Floor Structure:

2 X 6

Wall Structure:

not visable

Columns or Piers:

None visable

Floor System Insulation:

Not Visable

Limitations:

100% finished walls

Items

9.0 General Comments

Comments: Satisfactory

9.1 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Satisfactory

9.2 Walls (Structural)

Comments: Satisfactory

9.3 Floors (Structural)

Comments: Satisfactory

9.4 Ceilings (Structural)

Comments: Satisfactory

9.5 Vapor Retarders (On ground in crawlspace or basement)

Comments: Satisfactory

9.6 Ventilation of Foundation Area (crawlspace or basement)

Comments: Fair

The crawlspace under the front porch was not accessible. Ventilation in this crawlspace should be opened and maintained.



9.6 Picture 1



9.6 Picture 2

9.7 Wood Destroying Insects

Comments: Satisfactory

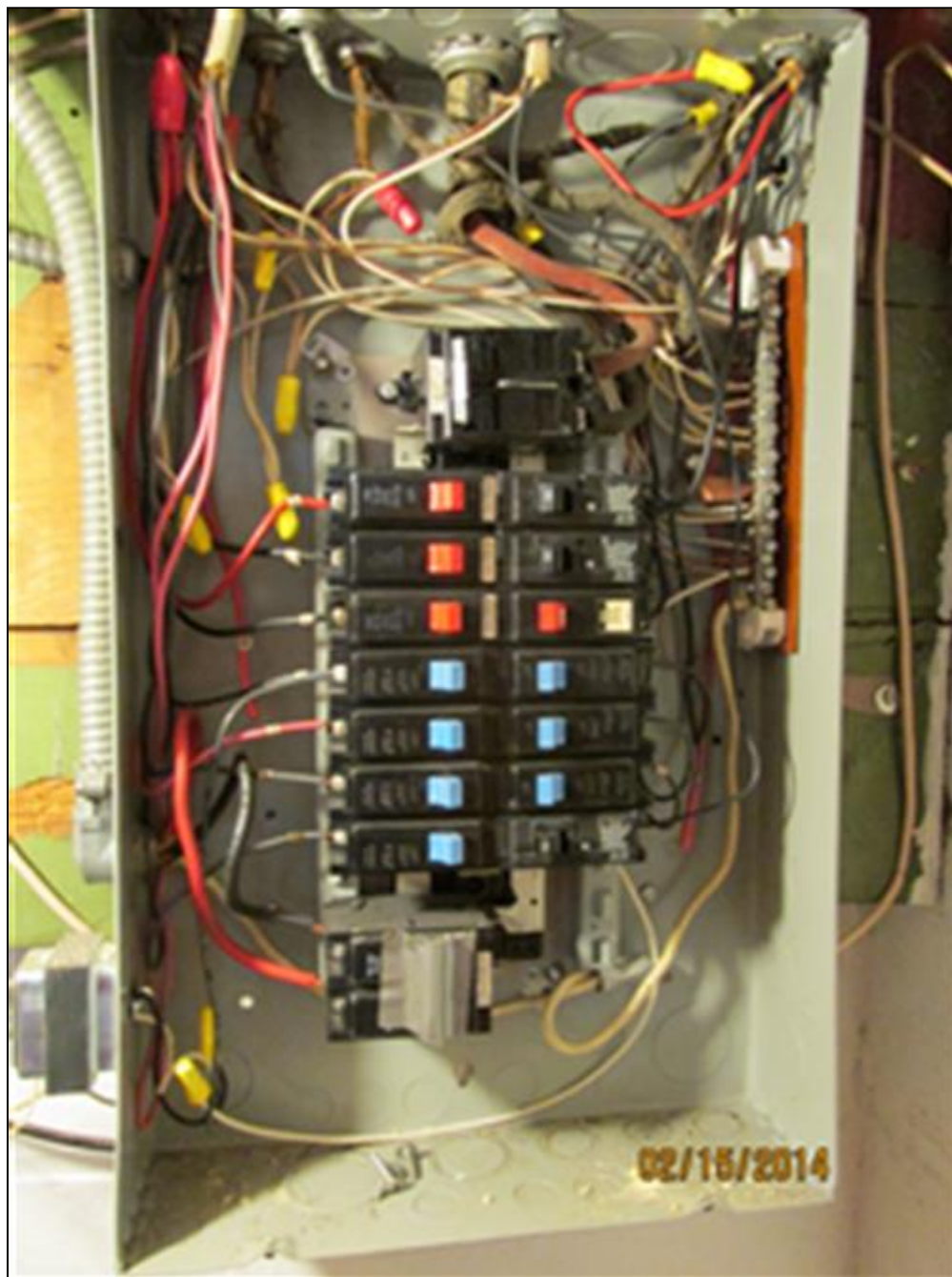
Please Note: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

Many at-grade and sub-grade water penetration concerns are related to site conditions including inadequate or malfunctioning roof drains, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, re-grading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

10. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.





Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

BRYANT

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex
BX cable

Items

10.0 Service Entrance Conductors

Comments: Satisfactory

10.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Fair

The ground wire should "jump" the water meter. This means the main electrical ground wire should be connected to the water main on both sides of the water meter. Recommend evaluation and repair by licensed electrician.



10.1 Picture 1

10.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Fair

Double breaker is covered with electrical tape. Suggest evaluation by a licensed electrician with repairs as needed.



10.2 Picture 1

10.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Fair

10.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls

Comments: Fair

A random sampling of outlets were tested. Some outlets were found to have an open ground. Recommend repair/replacement by a licensed electrician.

10.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Fair

Several outdoor outlets were not GFCI outlets. Some Indoor GFCI outlets were found to have an open ground. Recommend evaluation by a licensed electrician with repairs/replacement as needed.

10.6 Location of Main and Distribution Panels

Comments: Satisfactory

10.7 Smoke Detectors / Carbon Monoxide detectors

Comments: Not Inspected, See Comments

The presence of smoke detectors was noted throughout the house. The type of device was not determined and the devices are not tested as part of a home inspection.

It is recommended that smoke and carbon monoxide detectors be located throughout the house as recommended by state and local building codes.



10.7 Picture 1

Please Note: The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. 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 qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Heating System(s)

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms





Styles & Materials

Type: Steam Boiler	Brand: Burnham	Fuel: Gas
Estimated Age: 11-15 years	Design Life: 15-20 years	Location: Utility Room
Zones: One	Distribution: Recessed Radiators Free Standing Radiators	Emergency Shut Off Switch: On Boiler

Items

11.0 General Comments

Comments: Satisfactory

The Burnham boiler appears to have been well maintained. There is no evidence of rust or other signs of leakage on the unit.

11.1 Heating Unit(s)

Comments: Satisfactory

11.2 Burner(s)

Comments: Satisfactory

11.3 Relays & Controls

Comments: Satisfactory

11.4 Exposed Fuel Lines

Comments: Satisfactory

11.5 Combustion Air Provisions

Comments: Satisfactory

11.6 Vent Connector(s)

Comments: Satisfactory

11.7 Emergency Shut Off Switch

Comments: Satisfactory

11.8 Normal Operating Controls (Thermostats)

Comments: Satisfactory

Thermostat is located in the living room. Recommend upgrading to a programable thermostat for greater energy efficiency.



11.8 Picture 1

11.9 Distribution System

Comments: Satisfactory

Many radiators were recessed or covered at the time of inspection, limiting the ability to visually inspect the radiators. Exposed radiators were in good condition. Heat was radiating from all radiators.



11.9 Picture 1



11.9 Picture 2



11.9 Picture 3

11.10 Pressure Relief Valve

Comments: Fair

The Pressure relief valve should be piped to within 6 inches of the ground. Recommend repairs by a licensed plumber.



11.10 Picture 1

Please Note: The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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 qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Washer Drain Size: 2" Diameter	Plumbing Waste Line: Cast iron	Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Manufacturer: RELIANCE	Water Heater Location: Utility Room

Items

12.0 Plumbing Drain, Waste and Vent Systems

Comments: Satisfactory

12.1 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Satisfactory

12.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Fair

(1) The vent for the hot water heater is only 3". The proper size vent for a hot water heater is 4". Recommend evaluation by a licensed plumber with repairs/replacement at needed.

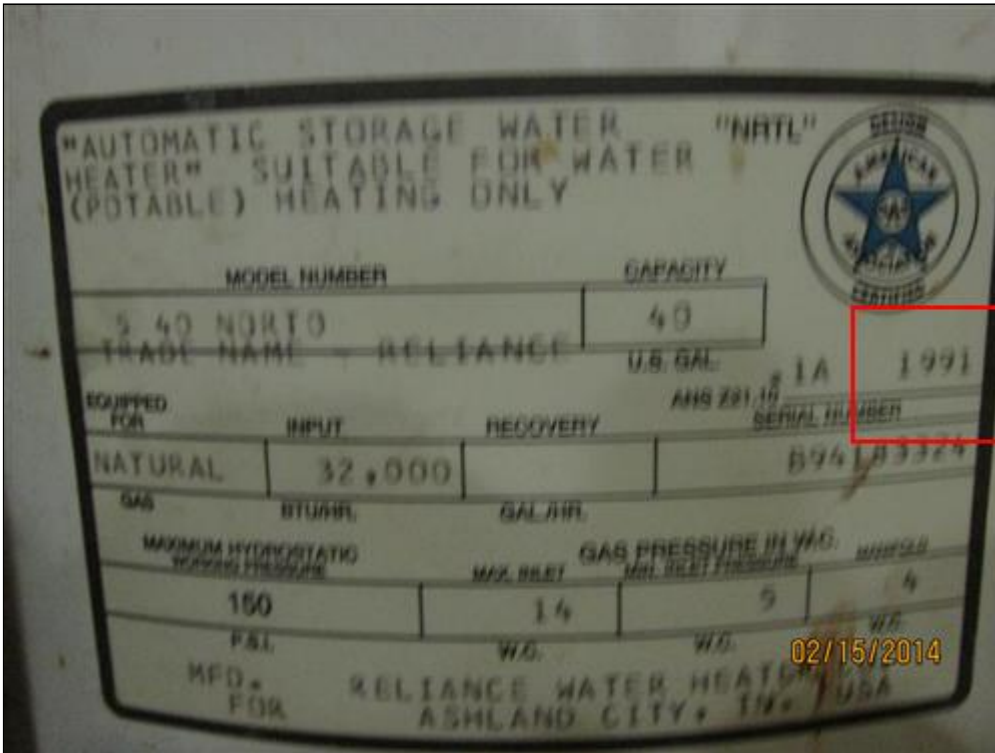


12.2 Picture 1

(2) Although this water heater is functional and in overall good condition it has exceeded its design life. The water heater is approximately 23 years old and has a design life of only 7-10 years. Typically when water heaters fail they begin to leak from the bottom. Replacement by a licensed plumber is recommended due to its age.



12.2 Picture 2



12.2 Picture 3

12.3 Main Water Shut-off Device (Describe location)

Comments: Satisfactory

Please note: main water shut off valves are subject to failures due to their infrequent use. The main water shut off valve is not operated or tested for that reason.

The main water shut off is located against the front wall of the house opposite the basement stairs.

Please note: main water shut off valves are subject to failures due to their infrequent use. The main water shut off valve is not operated or tested for that reason.



12.3 Picture 1

12.4 Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Satisfactory

12.5 Main Fuel Shut-off (Describe Location)

Comments: Satisfactory

The gas meter and main shutoff are located on the left side of the house near the front of the house.



12.5 Picture 1

Please Note: The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during 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 a vacant home waiting for closing) rust or deposits within 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 qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



INVOICE

Bonvo Home Inspection LLC
 104 Meadow St.
 Garden City, NY 11530
 516-580-3117
 Inspected By: Mark Bonvissuto 16000063066

Inspection Date: 2/1/2014
Report ID: sample123

Customer Info:	Inspection Property:
Sample Sample	123 anystreet anywhere ny 11111
Customer's Real Estate Professional: Jamie Schaefer	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note:



Bonvo Home Inspection LLC

**104 Meadow St.
Garden City, NY 11530
516-580-3117**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Termite Inspection](#)

[Attic Ventilation](#)

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