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

# Home Inspection Report



89 Pool Pl  
Staten Island, NY 10303

# P & D Home Inspections

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# P & D Home Inspections

## Scope & Standards of Practice

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### STANDARDS OF PRACTICE FOR HOME INSPECTORS

#### 197-5.2 Purpose and Scope.

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

#### 197-5.3 Minimum Requirements.

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

#### 197-5.4 Site Conditions.

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

#### 197-5.5 Structural Systems.

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

#### 197-5.6 Exterior.

- (a) Home inspectors shall observe and report on:
1. All exterior walls and coverings, flashing and trim;
  2. All exterior doors including garage doors and operators;
  3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
  4. All eaves, soffits and fascias where accessible from the ground level;
  5. All adjacent walkways, patios and driveways on the subject property;
  6. The condition of a representative number of windows.
- (b) Home inspectors are not required to observe and report on the following:

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1. Screening, shutters, awnings and other seasonal accessories;
  2. Fences;
  3. Geological and/or soil conditions;
  4. Recreational facilities;
  5. Out-buildings other than garages and carports;
  6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
  7. Erosion control and earth stabilization measures;
  8. The operation of security locks, devices or systems;
- Page 14 / Home Inspection Professional Licensing NYS Department of State Division of Licensing Services
9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

### 197-5.7 Roof Systems.

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

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

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

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

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

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

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

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

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

### 197-5.8 Plumbing System.

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

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

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

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

(c) Home inspectors are not required to:

1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
2. Observe and report on any system that is shut down or secured;



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3. Observe and report on any plumbing component that is not readily accessible;
  4. Observe and report on any exterior plumbing component or system or any underground drainage system;
  5. Observe and report on fire sprinkler systems;
  
  6. Evaluate the potability of any water supply;
  7. Observe and report on water conditioning equipment including softener and filter systems;
  8. Operate freestanding or built in appliances;
  9. Observe and report on private water supply systems;
  10. Test shower pans, tub and shower surrounds or enclosures for leakage;
  11. Observe and report on gas supply system for materials, installation or leakage;
  12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related under-ground piping, conduit, cisterns and equipment;
  13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
  14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
  15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
  16. Observe and report on any solar water heating systems.
- (d) Home inspections shall describe the water supply, drain, waste and vent piping materials; the water heating equipment including capacity, and the energy source and the location of the main water and main fuel shut-off valves. In preparing a report, home inspectors shall state whether the water supply and waste disposal systems are a public, private or unknown.

### 197-5.9 Electrical System.

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

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

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

1. Amperage and voltage rating of the service;
2. The location of main disconnects and sub-panels;
3. The presence of aluminum branch circuit wiring;
4. The presence or absence of smoke detectors and carbon monoxide detectors;
5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.

(c) Home inspectors are not required to:

1. Observe and report on remote control devices;
2. Observe and report on alarm systems and components;
3. Observe and report on low voltage wiring systems and components such as doorbells and intercoms;
  
4. Observe and report on ancillary wiring systems and components which are not a part of the primary electrical power distribution system;
5. Insert any tool, probe or testing device into the main or sub-panels;
6. Activate electrical systems or branch circuits which are not energized;
7. Operate overload protection devices;
8. Observe and report on low voltage relays, smoke and/or heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool

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## Scope & Standards of Practice (Continued)

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wiring or any system controlled by timers;

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

10. Test every switch, receptacle and fixture;

11. Remove switch and outlet cover plates;

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

13. Dismantle any electrical device or control;

14. Measure amperage, voltage or impedance;

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

197-5.10 Heating System.

(a) Home inspectors shall:

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

2. Operate the systems using thermostats;

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

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

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

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

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

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

(b) Home inspectors are not required to:

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

2. Observe, evaluate and report on heat exchangers;

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

4. Dismantle any equipment, controls or gauges;

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

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

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

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

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

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

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

12. Test for gas leaks or carbon monoxide;

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

197-5.11 Air Conditioning Systems.

(a) Home inspectors shall:

1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;

2. Operate the system using the thermostat;

3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;

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

(b) Home inspectors are not required to:

1. Activate or operate air conditioning systems that have been shut down;

2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;

3. Check the pressure of the system coolant or determine the presence of leakage;

4. Evaluate the capacity, efficiency or adequacy of the system;

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## Scope & Standards of Practice (Continued)

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5. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;
6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
7. Dismantle any equipment, controls or gauges;
8. Check the electrical current drawn by the unit;
9. Observe and report on electronic air filters.

### 197-5.12 Interior.

#### (a) Home inspectors shall:

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

#### (b) Home inspectors are not required to:

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

### 197-5.13 Insulation and Ventilation.

#### (a) Home inspectors shall:

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

#### (b) Home inspectors are not required to:

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

### 197-5.14 Fireplaces.

#### (a) Home inspectors shall:

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

#### (b) Home inspectors are not required to:

# P & D Home Inspections

## Scope & Standards of Practice (Continued)

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

### 197-5.15 Attics.

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

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

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

### 197-5.16 Limitations and Exclusions.

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

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

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

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

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

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

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

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

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

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

(k) Home inspectors are not required to determine:

1. Conditions of systems or components that are not readily accessible;
2. The remaining life expectancy of any system or component;
3. The strength, adequacy, effectiveness or efficiency of any system or component;
4. The causes of any condition or deficiency;

# P & D Home Inspections

## Scope & Standards of Practice (Continued)

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5. The methods, materials or costs of corrections;
  6. The future condition of a system or component including, but not limited to, the failure of the system and/or components;
  7. The suitability of the property for any specialized use;
  8. The advisability of purchase of the property;
  9. The presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances;
  10. The presence of any environmental hazard including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water and air;
  11. The effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
  12. Operating costs of systems or components;
  13. Acoustical properties of any system or component;
  14. Soil conditions related to geo-technical or hydrologic special-ties.
- (l) Home inspectors are not required to offer:
1. To perform work in any trade or profession other than home inspection;
  2. Warranties or guarantees of any kind.
- (m) Home inspectors are not required to operate:
1. Any system or component that is shut down or otherwise inoperable;
  2. Any system or component that does not respond to normal operating controls and shall not be required to dismantle any system or component, except as explicitly required by these Standards of Practice;
  3. Shut off valves or manual stop valves;
  4. Any system or component that, in the opinion of the home inspector, is dangerous to the home inspector or other persons, or will result in damage to the residential building, its systems or its components.
- (n) Home inspectors are not required to observe:
1. Concealed spaces or components or underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or otherwise;
  2. Items that have not been installed;
  3. Installed decorative items;
  4. Items that are not entered in accordance with subdivision 15 of this section;
  5. Detached structures other than garages and carports.
- (o) Home inspectors shall not be required to describe or report on any system or component that is not included in these Standards of Practice and was not inspected.
- (p) Home inspectors shall not be required to move personal property, furniture, equipment, plants, soil, snow, ice or debris.
- (q) These Standards of Practice are not intended to limit home inspectors from excluding systems and components from the home inspection if requested by the client.

## Definitions

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

Functional	Item/component was performing its function at the time of the inspection. Although an item may be functional at the time of the inspection, regular maintenance and upkeep will be needed.
Marginal	Item/component is not fully functional and requires repair or servicing to become fully functional.
Defective	Item/component needs immediate repair or replacement. It is unable to perform its intended function. Evaluation/repair by a licensed contractor is recommended.
Monitor	Item/component did not seem to be adversely and directly affecting the major components of the home at the time of the inspection, but should be monitored to ensure that changes, damage, or other issues do not occur. These items should be monitored and repaired as needed.
Maintenance Item	Item/component was functional overall, but was need of normal maintenance and upkeep or was unconventional and needs further evaluation by a licensed contractor.
Hazardous	An imminent threat or danger to the safety, health, or the life of occupants of the property was noted. DO NOT USE UNTIL HAZARD IS REMOVED.
Not Inspected	Item was not inspected due to conditions beyond the control and/or at the discretion of the inspector for safety reasons.
Not Present	Not present or visible at the time of the inspection.

# P & D Home Inspections

## General Information

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### Property Information

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Property Address 89 Pool Pl  
City Staten Island State NY Zip 10303  
Contact Name Mrs. Real Estate Agent  
Phone (718) 555-5555  
Email mrsrealestateagent@gmail.com

### Client Information

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

### Inspection Company

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Inspector Name Paul DeMorato  
Company Name P & D Home Inspections  
Address 141 Johnson Ave  
City Staten Island, State NY Zip 10307  
Phone (347)408-7248  
Email pauldinspections@gmail.com  
Amount Received 450  
Report Number 450

### Conditions

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Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Year Built 1915  
Estimated Age 107 Entrance Faces West  
Inspection Date 2022-08-26  
Start Time 0900 End Time 1145  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 80\*  
Weather Sunny Soil Conditions Dry  
Space Below Grade Basement  
Building Type 1 Family Colonial Garage None  
Water Source City How Verified Multiple Listing Service, Visual Inspection  
Sewage Disposal City How Verified Multiple Listing Service, Visual Inspection  
Additions/Modifications None  
Permits Obtained N/A How Verified N/A



# P & D Home Inspections

## General Information (Continued)

### Roof

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

#### Main, Main (Lower Roof), Dormer Roof Surface

1. Method of Inspection: Ground level, Camera pole
2. Functional Unable to Inspect: 10%
3. Functional Material: 3 Tab, Dimensional, Asphalt shingle



4. Type: Hip, Shed
  5. Approximate Age: 5 yrs-10 Yrs
  6. Functional, Marginal, Monitor Flashing: Tar, Aluminum - The flashing around the chimney appears to be aluminum covered over with tar. This is a sloppy and improper installation which can cause water to penetrate into the home. It's recommended that a licensed Roofing contractor be contacted for evaluation and repair.
  7. Not Present Valleys: N/A
  8. Functional Skylights: Insulated glass
  9. Functional Plumbing Vents: Cast Iron
  10. Functional Gutters: Aluminum
  11. Functional Downspouts: Aluminum - It was observed that the leaders drain into PVC pipes that run underground.
  12. Not Inspected Leader/Extension: None
- #### Through Roof Chimney
13. Functional, Marginal, Monitor Chimney: Brick covered over with stucco
  14. Not Present Flue/Flue Cap: None - Recommend installation of Flue cap to prevent animals and precipitation from entering chimney

# P & D Home Inspections

## Roof (Continued)

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15. Marginal, Monitor Chimney Flashing: Tar covered - [See Flashing Note](#)

# P & D Home Inspections

## Exterior

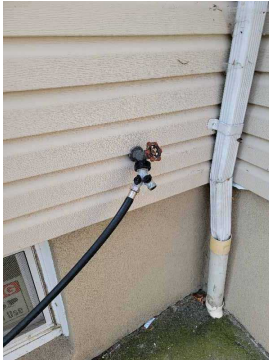
The exterior of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered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

### 1st Floor, 2nd Floor, dormer Exterior Surface

1. Functional, Maintenance Item Type: Vinyl siding - During the inspection it was noted that the right corner of the attic dormer is missing approximately 4 sections of siding. It's recommended that a licensed contractor be contacted for repair/replacement of those missing sections.



2. Functional Trim: Aluminum  
3. Functional Fascia: Aluminum  
4. Functional Soffits: Aluminum  
5. Functional Door Bell: Hard wired  
6. Functional Entry Doors: Metal  
7. Functional Patio Door: Vinyl sliding  
8. Functional, Marginal Windows: Vinyl double hung, Vinyl sliding  
9. Functional Basement Windows: Vinyl sliding  
10. Functional Exterior Lighting: Surface mounted, front, rear, and side  
11. Functional Hose Bibs: Gate



12. Functional Gas Meter: Basement - Main shut off valve at meter located in basement



13. Functional Main Gas Valve: Located at gas meter



# P & D Home Inspections

## Grounds

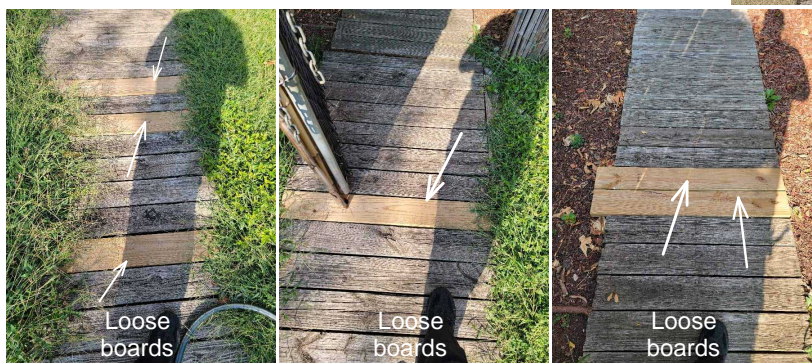
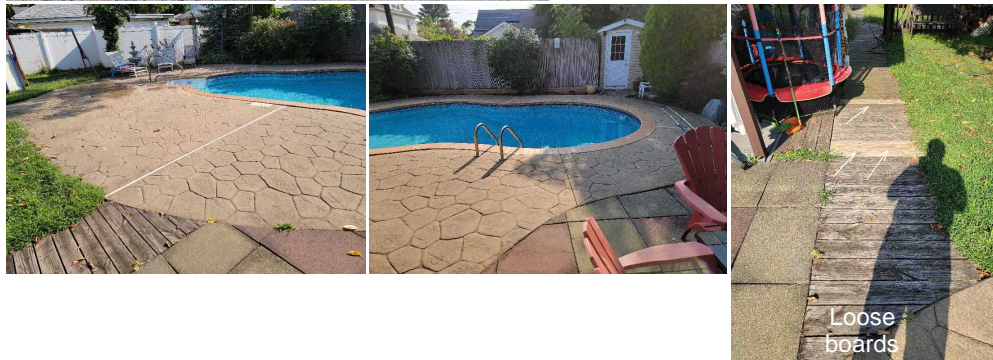
The grounds of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered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

### 1. Functional

Driveway: Concrete



### 2. Functional, Marginal, Monitor Walks: Concrete, Wood, Patio Block - Two front walkway slabs were observed lifting, possibly due to tree roots. This can cause a trip/fall hazard. Recommend a licensed Masonry contractor be contacted for evaluation/repair. It's also recommended that all loose wooden walkway boards be securely screwed down.

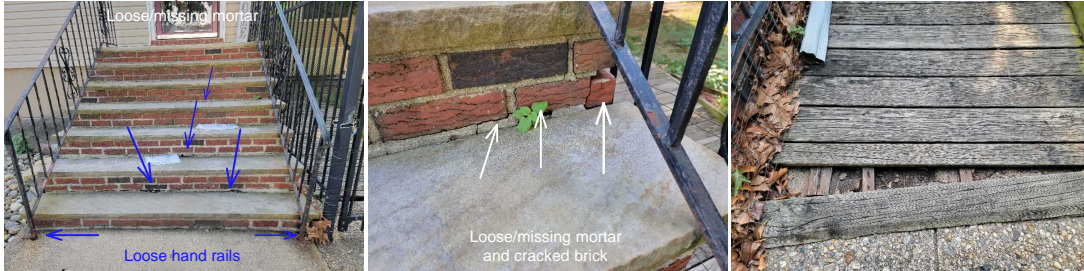




# P & D Home Inspections

## Grounds (Continued)

3. Functional, Defective Steps: Brick, Limestone Tread - At the bottom of the front steps, the handrails are loose. There is also loose and missing mortar to some of the treads. A cracked brick was also noted. It's recommended that a licensed Masonry contractor be contacted for evaluation and repair.



4. Functional      Porch: Concrete, Limestone Tread

5. Functional      Patio: Concrete, Patio Block

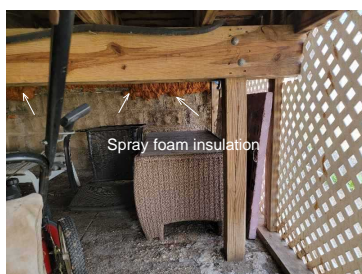
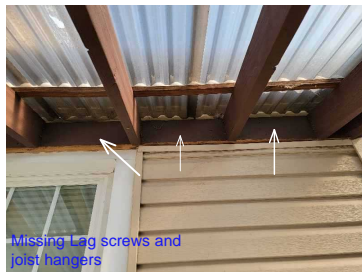
6. Functional, Marginal, Defective, Maintenance Item Deck: Pressure Treated Lumber - Due to age of deck and construction methods of the time, nails were used to fasten the deck and deck roof to the house, for precautionary reasons it's recommended that lag screws be installed to at the marked locations to better fasten the deck and deck roof to the house. The deck posts at the bottom of the side deck steps are loose, a cracked step tread was also noted, The gate at the top of the side deck steps has loose and warped balustrades. The under deck access doors bottom hinge is not fastened to the frame.



# P & D Home Inspections

## Grounds (Continued)

Deck: (continued)





# P & D Home Inspections

## Grounds (Continued)

Deck: (continued)



7. Functional

Grading: Minor slope

8. Functional

Vegetation: Trees, Shrubs

9. Functional, Monitor, Maintenance Item Retaining Walls: Concrete, Block - The block wall in front of the home was laying loosely and uneven. The stucco wall with fencing on top had a step crack in the corner as well as other cracks in the stucco. It's recommended a licensed Masonry contractor be contacted for evaluation.



10. Functional

Fences: Aluminum, Chain link, Wood, PVC

# P & D Home Inspections

## Pool

Behind home Swimming Pool

1. Functional

Type: In ground



2. Current Status: Open operation

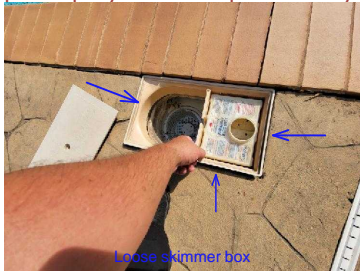
3. Functional Liner: Vinyl

4. Functional Deck: Concrete

5. Functional Coping: Brick paver

6. Functional Drainage: Direct connect to main drainage system

7. Functional, Defective Skimmer: Main drain screen, Strainer basket, Weir - While inspecting the pool skimmer, it was noted that upper half of the skimmer box was loose and lifted off the lower half, which is permanently affixed to the pool. It's recommended that a water proof epoxy be used to permanently reattach the upper half of the skimmer box to the lower half.



8. Functional

Pump Motor: 1 HP - Pool filtering system appears to operate on a pre-set timer.



# P & D Home Inspections

## Pool (Continued)

9. Functional Filter: Hayward, Diatomaceous earth filter

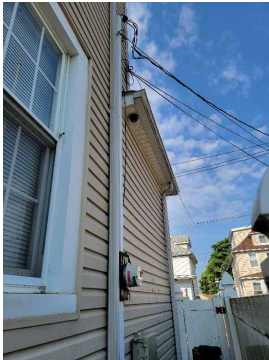


- 10. Functional Shut-off Valve: Ball
- 11. Functional Back Wash Valve: Ball
- 12. Not Present Heater: None
- 13. Functional Gauges and Controls: Pressure gauge
- 14. Functional Ladder/Steps: Aluminum and plastic
- 15. Functional Pool Enclosure: Wooden stockade fence, None

## Electrical

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

- 1. Service Size Amps: 60 Volts: 120-240 VAC
- 2. Functional Service: Over Head Service



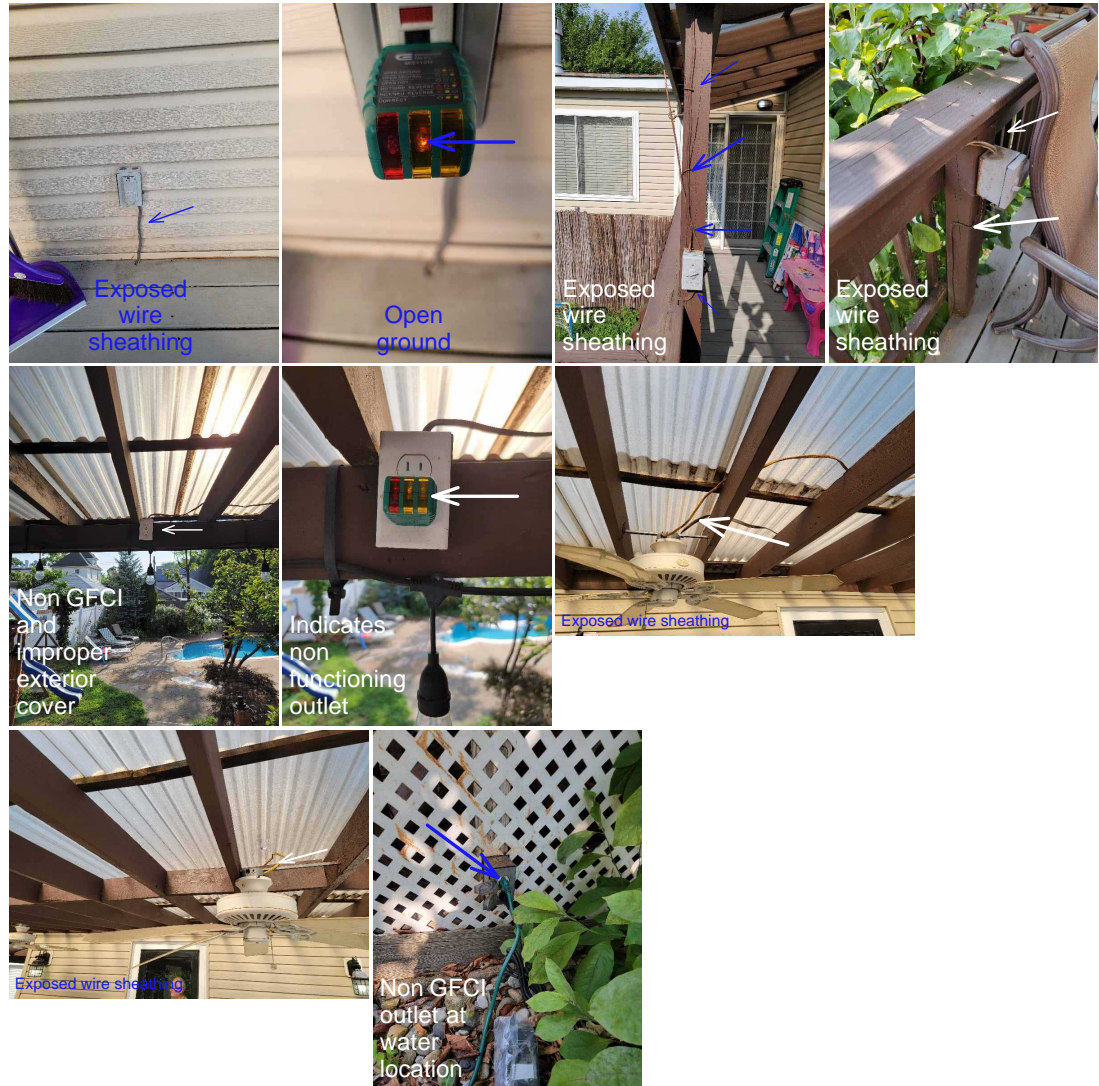
- 3. Not Present Aluminum Wiring: Not present
- 4. Functional Electrical mast Surface mount at side of house
- 5. Functional Exterior lighting Surface mount, Recessed
- 6. Functional, Marginal, Defective Exterior Outlets 110 VAC Non-GFCI, 110 VAC GFCI - **The covered rear deck has electrical outlets and lighting. Most of the wiring to these outlets and lights has exposed sheathing that is not properly installed in exterior rated conduit. The GFCI located on the deck has an open ground. There outlet located on ceiling of deck that was inoperable and does not have a proper weather covering. The outlet located on deck skirting, that is within 6 feet of a pond is a non GFCI. It's recommended that a licensed Electrician be contacted for evaluation and repairs**



# P & D Home Inspections

## Electrical (Continued)

### Exterior Outlets (continued)



- 7. Functional      110 VAC Branch Circuits: Copper
- 8. Functional      220 VAC Branch Circuits: Copper
- 9. Functional      Conductor Type: BX, Armored cable
- 10. Functional     Ground: Plumbing ground only
- 11. Functional     Smoke/Carbon Monoxide Detectors: Appears to be hard wired 1st floor, 2nd floor, Attic, and Basement

### Basement Electric Panel

- 12. Functional, Marginal Manufacturer: General Electric - **During the inspection this was the only electric panel found inside of home and a conversation with the homeowner confirmed this. It appears to be undersized for today's electrical needs of a modern home, as well as only having 4 circuit breakers for the entire home. It's recommended that a licensed Electrical contractor be contacted for a further evaluation.**

# P & D Home Inspections

## Electrical (Continued)

Manufacturer: (continued)



- 13. Maximum Capacity: 60 Amps
- 14. Not Present      Main Breaker Size: No single main breaker exists
- 15. Functional      Breakers: Copper
- 16. Not Present      Fuses: N/A
- 17. Not Present      AFCI: N/A
- 18. Functional      GFCI: Kitchen and bathrooms
- 19. Is the panel bonded? Yes

# P & D Home Inspections

## Structure

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

- |                  |  |
|------------------|--|
| 1. Functional    | Structure Type: Wood frame   |
| 2. Functional    | Foundation: Block, Concrete  |
| 3. Functional    | Differential Movement: At time of inspection, No movement or displacement noted in visible areas |
| 4. Not Inspected | Beams: Due to finishes the inspector was unable to determine                                     |
| 5. Functional    | Bearing Walls: Frame   |
| 6. Functional    | Joists/Trusses: 2x8  |
| 7. Not Inspected | Piers/Posts: Unknown   |
| 8. Functional    | Floor/Slab: Poured slab  |
| 9. Functional    | Stairs/Handrails: Wood stairs with wood handrails  |
| 10. Functional   | Subfloor: Tongue and groove boards   |



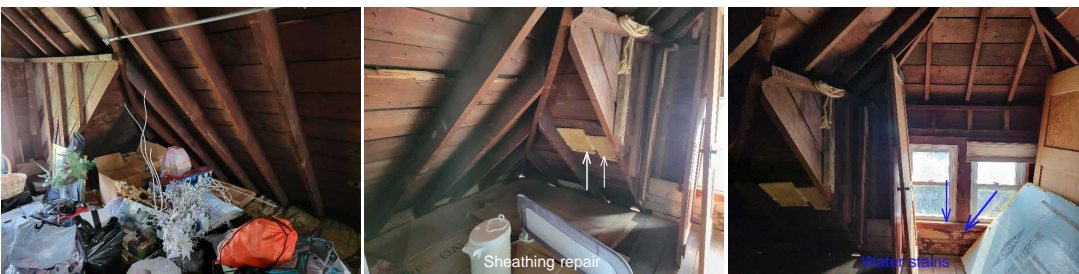
# P & D Home Inspections

## Attic

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

### Main Attic

#### 1. Method of Inspection: In the attic



2. Functional

Unable to Inspect: 0%

# P & D Home Inspections

## Attic (Continued)

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3. Functional	Roof Framing: 2x8 Rafter
4. Functional	Sheathing: Tongue and groove boards
5. Functional	Insulation: Batts
6. Functional	Insulation Depth: 6"
7. Functional	Vapor Barrier: Paper
8. Functional	Ventilation: Soffit vents
9. Not Present	Attic Fan: N/A
10. Not Present	House Fan: None
11. Functional	Wiring/Lighting: 110 VAC lighting circuit
12. Monitor	Moisture Penetration: Previous water penetration noted - Moisture stains were observed at locations around chimney and by the front window. A conversation with the homeowner revealed that there was a prior leak around the chimney that was repaired and that the staining on the front attic wall was from leaving the window open when it rained. It's recommended that a licensed Roofing contractor be contacted for a further evaluation.
13. Not Present	Bathroom Fan Venting: N/A

# P & D Home Inspections

## Basement

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

### Main Basement

1. Functional, Monitor Unable to Inspect: 30% - Due to wall, ceiling, and floor finishes, as well as furnishings and storage, the Inspector was unable to fully inspect the basement due to inaccessibility. It's recommended that when the location is empty the client perform a minor visual check of the area.
2. Functional, Maintenance Item Ceiling: Drywall and paint - Cracks present at a joint in the sheetrock. Recommend repair by a licensed contractor.



3. Functional Walls: Drywall and paint
4. Functional Floor: Tile
5. Not Present Floor Drain: None
6. Functional Doors: Hollow wood
7. Functional Windows: Vinyl sliding
8. Functional, Defective Electrical: 110 VAC outlets and lighting circuits - During the inspection it was noted that in the utility closet, where the abandoned hot water heater is located, there is an open/uncovered electrical junction box. Installation of a cover is recommended.
9. Functional Smoke/Carbon Monoxide Detector: Appears to be hard wired
10. Not Present HVAC Source: None
11. Functional Insulation: Batting



12. Functional Vapor Barrier: Paper
13. Functional Ventilation: Windows
14. Not Inspected Sump Pump: Front corner of workshop - The Inspector was unable to inspect the sump pump and sump pit due to the storing of personal items that prevented access to them. Recommend a licensed Plumbing contractor be contacted for an evaluation.

# P & D Home Inspections

## Basement (Continued)

Sump Pump: (continued)



15. Not Inspected      Moisture Location: Front corner

16. Functional, Hazardous Basement Stairs/Railings: Wood stairs with wood handrails - It was observed that one side of the basement stairs is open and has no handrail. This is a condition where a person could fall off of the steps. It's recommended that a licensed contractor be contacted for installation of a proper handrail.



# P & D Home Inspections

## Plumbing

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

1. Functional, Marginal Main Service Line: Lead - The inspection of the main water line into the home revealed that it may be made of lead. It's recommended that a licensed Plumbing contractor be contacted for an evaluation.



2. Functional Main Water Shutoff: Utility closet



3. Functional Water Supply Lines: Copper
4. Functional Drain Pipes: Cast iron
5. Not Inspected Service Caps: Not visible
6. Functional Vent Pipes: Cast iron
7. Functional Gas Service Lines: Black iron pipe

### Basement, Utility Room Water Heater

8. Functional Water Heater Operation: Functional at time of inspection - This unit is a hot water storage unit. This means that the water is heated by the boiler and not directly by the tank itself and is stored in the holding tank until called for use in either the kitchen or bathrooms. This is considered a high efficiency system to help possibly reduce cost. It's recommended that a licensed Plumber be contacted for an evaluation/servicing of the unit.



# P & D Home Inspections

## Plumbing (Continued)

### Water Heater Operation: (continued)



9. Manufacturer: Weil-McLain

10. Model Number: AQUAPLUS-55 Serial Number: No serial number was visible

11. Type: Natural gas Capacity: 52.4 Gal.

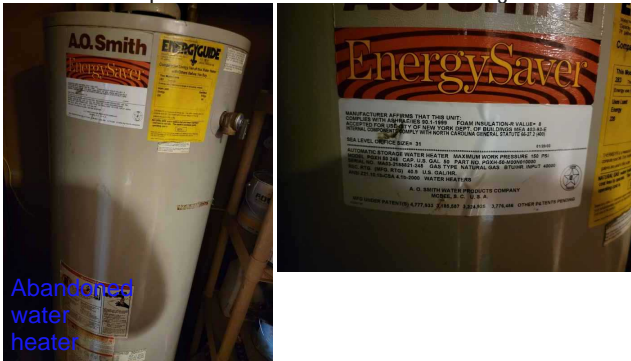
12. Approximate Age: 5 - 10 yrs Area Served: Whole building

13. Not Present Flue Pipe: N/A - Since the unit appears to be a holding tank, there is no need for a Flue/Vent.

14. Hazardous TPRV and Drain Tube: Missing - The hot water storage tank has a TPRV (Temperature Pressure Relief Valve) located on the top of the unit. It was noted that there was no drain tube installed to it. These tubes are installed to prevent scalding of a person incase someone is nearby if the relief vave were to open. It's recommended that a drain tube be properly installed and terminate no more than 6 inches from the floor.

### Basement, Utility Room Water Heater

15. Defective Water Heater Operation: Abandoned/Non functioning



16. Manufacturer: A.O. Smith

17. Model Number: PGXG50248 Serial Number: MA03-2188821-248

18. Type: Natural gas Capacity: 50 Gal.

19. Approximate Age: Over 10 yrs Area Served: Abandoned/Non functioning

20. Not Inspected Flue Pipe: N/A - This unit appears to have been disconnected and left in place after no longer working. Removal of the unit is recommended

21. Not Inspected TPRV and Drain Tube: Missing



# P & D Home Inspections

## Heating System

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

### Basement Heating System

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1. Functional Heating System Operation: Appears functional - **At the time of inspection due to temperature being above 65 degrees, the heating system was not operated. It's recommended that a licensed HVAC contractor be contacted to conduct a further evaluation of the unit.**
2. Manufacturer: Weil-McLain
3. Model Number: ULTRA155 Serial Number: No serial number was visible
4. Type: Hydronic boiler system, Steam Heat, Radiant in Floor Capacity: Unable to ascertain
5. Area Served: Whole building Approximate Age: 5 - 10 yrs
6. Fuel Type: Natural gas
7. Not Inspected Heat Exchanger: Unknown
8. Unable to Inspect: 25%
9. Not Present Blower Fan/Filter: None
10. Functional Distribution: Steam
11. Functional Circulator: Gravity
12. Functional Draft Control: Automatic
13. Functional Flue Pipe: PVC
14. Functional Controls: Electronic
15. Functional Devices: Expansion tank, Pressure gauge, Temp gauge
16. Not Present Humidifier: None
17. Functional Thermostats: Multi-zone
18. Not Present Fuel Tank: None

# P & D Home Inspections

## Air Conditioning

The air conditioning system of the home was inspected and reported on with the below information. While inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind the service door, or dismantling that would otherwise reveal something only a licensed HVAC 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 licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

### Family Room AC System

1. Functional

A/C System Operation: Functional



2. Functional, Marginal Condensate Removal: PVC - The condensate drain lets the water run down the siding and against a window. It's recommended that the drain line be extended to divert the condensate water off of siding and away from the window.

3. Functional Exterior Unit: Pad mounted

4. Manufacturer: Sanyo

5. Model Number: C2472 Serial Number: 0153183

6. Area Served: Family Room, Kitchen Approximate Age: Over 10 yrs

7. Fuel Type: Electric Temperature Differential: N/A

8. Type: Mini-Split Capacity: Not listed

9. Functional Visible Coil: Copper core with aluminum fins, Unknown

10. Functional Refrigerant Lines: Serviceable condition

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

12. Not Present Exposed Ductwork: None

13. Functional Blower Fan/Filters: Direct drive with reusable filter

14. Functional Thermostats: Programmable

# P & D Home Inspections

## Laundry Room

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The interior of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs, or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

### Basement Laundry Room/Area

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1. Functional Walls: Drywall and paint
2. Functional Floor: Tile
3. Functional Ceiling: Drywall and paint
4. Functional Windows: None
5. Functional Closet: None
6. Functional Doors: Solid wood
7. Functional Electrical: 110 VAC outlets and lighting circuits
8. Not Present HVAC Source: None
9. Not Present Laundry Tub: None
10. Not Present Laundry Tub Drain: None
11. Functional Washer Hose Bib: Gate valves
12. Functional Washer and Dryer Electrical: 110-120 VAC
13. Functional Dryer Vent: Metal flex
14. Functional Dryer Gas Line: Black pipe.
15. Not Inspected Washer Drain: Not visible
16. Not Present Floor Drain: None
17. Functional Smoke/Carbon Monoxide Detector: Appears to be hard wired

## Kitchen

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The interior of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs, or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

### 1st Floor Kitchen

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1. Functional Walls: Drywall and paint, Tile
2. Functional Floor: Tile



3. Functional Ceiling: Drywall and paint

# P & D Home Inspections

## Kitchen (Continued)

4. Functional

Cabinets: Wood



5. Functional

Counter Tops: Stone

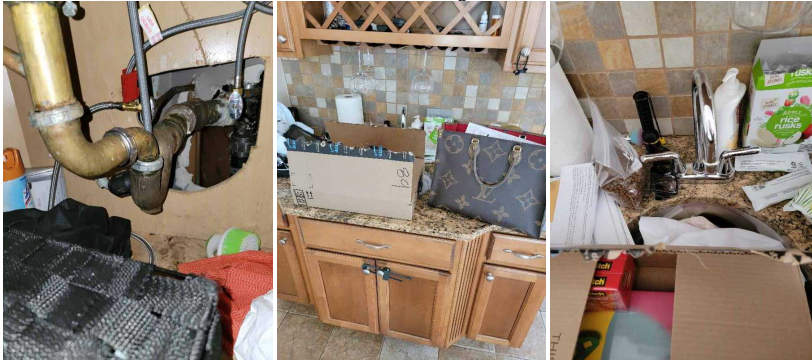
6. Functional

Sink: Stainless Steel



7. Functional

Plumbing/Fixtures: Stainless Steel, single lever with built in sprayer, Chrome with hot and cold handles, Water lines are copper with braided metal flex lines, Shut off valves are silver handled rotary style, Drains are metal, P-trap has a cleanout plug - There is a wet bar with a second sink located within the kitchen. The inspector was unable to inspect the sink, drains, faucet, water lines, and shutoff valves at this location due to storage of items in the sink and a lock on the sink basin cabinet.



8. Functional

Ventilator: Samsung - At time of inspection the unit is a self venting unit that recirculates into kitchen



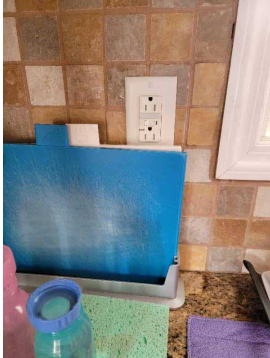
# P & D Home Inspections

## Kitchen (Continued)

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9. Functional

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



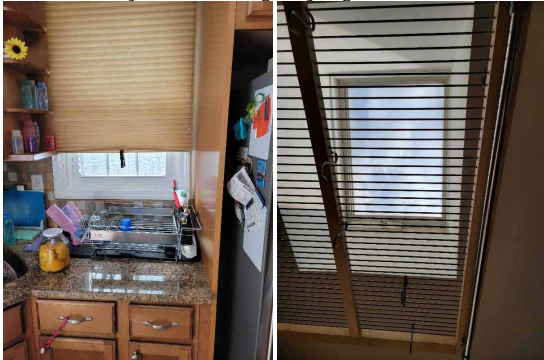
10. Functional

Doors: Solid wood, Aluminum and glass rear door, Metal Storm door



11. Functional

Windows: Vinyl double hung, Sky Light



12. Not Inspected

HVAC Source: Radiant in floor heating



# P & D Home Inspections

## Living Space

The interior of the home, living spaces, bedrooms, etc. was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs, or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

### Foyer Living Space

- 1. Functional
- 2. Functional

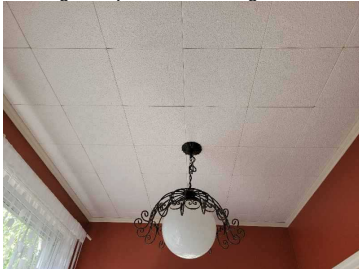
Walls: Drywall and paint

Floor: Tile



- 3. Functional

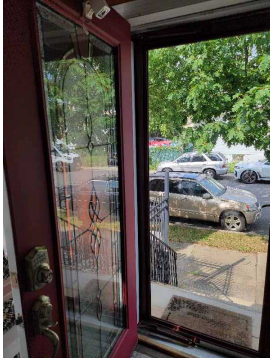
Ceiling: Suspended ceiling



- 4. Functional
- 5. Functional

Windows: Vinyl sliding

Doors: Metal and glass front door, Metal Storm door



- 6. Functional

Closet: Large - Missing knobs



- 7. Functional
- 8. Functional
- 9. Not Present

Electrical: 110 VAC lighting

HVAC Source: Radiator

Smoke/Carbon Monoxide Detector: None

# P & D Home Inspections

## Living Space (Continued)

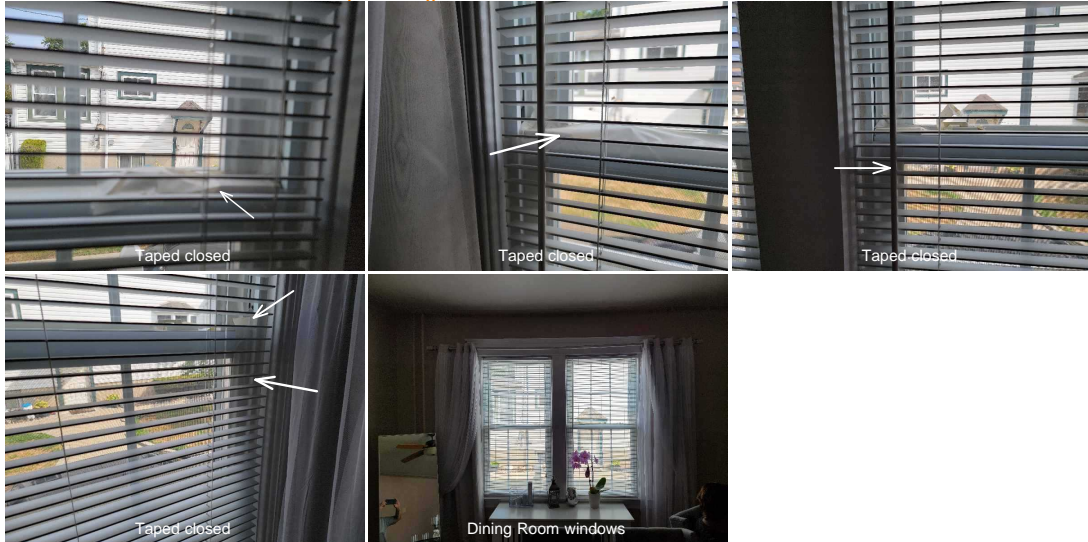
### Dining Room Living Space

10. Functional Walls: Drywall and paint

11. Functional Floor: Carpet, Hardwood

12. Functional Ceiling: Drywall and paint

13. Functional, Marginal Windows: Vinyl double hung - Both windows in the Dining Room were taped closed and unable to be unlocked or opened. This may be an indication of the weather strips failing. It's recommended that a licensed contractor be contacted for further evaluation.



14. Functional Doors: Solid wood

15. Not Present Closet: None

16. Functional Electrical: 110 VAC outlets and lighting circuits

17. Functional HVAC Source: Radiator

18. Not Present Smoke/Carbon Monoxide Detector: None

### Living Room Living Space

19. Functional Walls: Drywall and paint

20. Functional Floor: Hardwood

21. Functional Ceiling: Drywall and paint

22. Functional Windows: Vinyl double hung - Two of the three windows located in the Living/Play Room were taped closed and unable to be unlocked or opened. This may be an indication of the weather strips failing. It's recommended that a licensed contractor be contacted for further evaluation.





# P & D Home Inspections

## Living Space (Continued)

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Windows: (continued)



- 23. Not Present Closet: None
- 24. Functional Doors: Solid wood
- 25. Functional Electrical: 110 VAC outlets and lighting circuits
- 26. Functional HVAC Source: Radiator
- 27. Not Present Smoke/Carbon Monoxide Detector: None

Sitting Room Living Space

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- 28. Functional Walls: Drywall and paint
- 29. Functional Floor: Hardwood
- 30. Functional Ceiling: Drywall and paint
- 31. Functional Windows: Vinyl double hung - *The left window won't stay open. Recommend a licensed contractor be contacted to evaluate.*



- 32. Not Present Closet: None
- 33. Functional Doors: Solid wood
- 34. Functional Electrical: 110 VAC outlets and lighting circuits
- 35. Functional HVAC Source: Radiator
- 36. Not Present Smoke/Carbon Monoxide Detector: None

Family Room Living Space

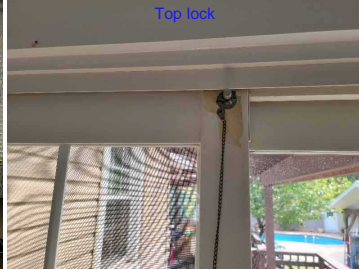
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- 37. Functional Walls: Drywall and paint
- 38. Functional Floor: Tile
- 39. Functional Ceiling: Drywall and paint
- 40. Functional Windows: Vinyl sliding
- 41. Not Present Closet: None
- 42. Marginal Doors: Vinyl Slider - *The sliding door, which leads from the Family Room to the rear deck/yard was sticking and didn't open freely. This may be due to the gliders at the bottom of the door possibly needing adjustment.*

# P & D Home Inspections

## Living Space (Continued)

Doors: (continued)



43. Functional

Electrical: 110 VAC outlets and lighting circuits

44. Functional, Marginal HVAC Source: Mini-Split unit for Air Conditioning, in floor radiant heatin, freestanding gas fireplace



45. Not Present

Smoke/Carbon Monoxide Detector: None

1st Floor Hall Living Space

46. Functional

Walls: Drywall and paint

47. Functional

Floor: Hardwood



48. Functional

Ceiling: Drywall and paint

49. Functional

Windows: Non-opening

50. Not Present

Closet: None

51. Functional

Doors: Wood and glass

52. Functional, Defective Electrical: 110 VAC outlets and lighting circuits - **The outlet located in the 1st floor hall was not working. Recommend a licensed Electrical contractor be contacted for further evaluation and repair**



# P & D Home Inspections

## Living Space (Continued)

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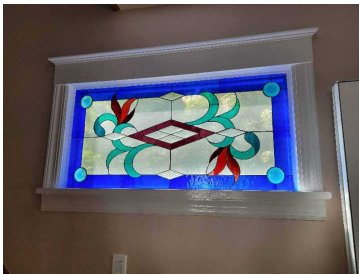
- 53. Functional HVAC Source: Radiator
- 54. Functional Smoke/Carbon Monoxide Detector: Hard wired

Stairs to 1st and 2nd floors Living Space

- 55. Functional Walls: Drywall and paint
- 56. Functional Floor: Hardwood



- 57. Functional Ceiling: Drywall and paint
- 58. Not Present Windows: None



- 59. Not Present Closet: None
- 60. Not Present Doors: None
- 61. Functional Electrical: 110 VAC lighting
- 62. Not Present HVAC Source: None
- 63. Functional Smoke/Carbon Monoxide Detector: Hard wired

2nd Floor Hall Living Space

- 64. Functional Walls: Drywall and paint
- 65. Functional Floor: Hardwood
- 66. Functional, Maintenance Item Ceiling: Drywall and paint - **The ceiling on the 2nd floor hall has an area that has water damage from a prior leak. The home owner confirmed that this is from an old leak that was repaired.**



- 67. Not Inspected Windows: Vinyl double hung
- 68. Not Present Closet: None
- 69. Not Present Doors: Solid wood

# P & D Home Inspections

## Living Space (Continued)

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70. Functional  
71. Not Present  
72. Functional

Electrical: 110 VAC outlets and lighting circuits  
HVAC Source: None  
Smoke/Carbon Monoxide Detector: Hard wired



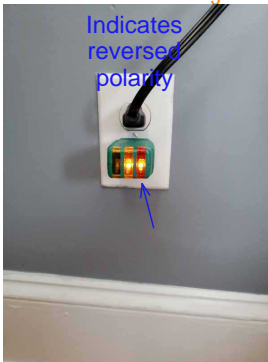
# P & D Home Inspections

## Bedroom

The interior of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs, or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

### Master Bedroom

1. Functional Walls: Drywall and paint
2. Functional Floor: Hardwood
3. Functional Ceiling: Drywall and paint
4. Functional Windows: Vinyl double hung
5. Functional Doors: Solid wood
6. Functional Closet: Walk In
7. Functional, Marginal Electrical: 110 VAC outlets and lighting circuits - Outlet wires are Reversed polarity, meaning the white and black wires were installed on the wrong terminals on the outlet.



8. Functional HVAC Source: Radiator
9. Not Present Smoke/Carbon Monoxide Detector: None - At time of inspection it was observed that there was no Smoke/Carbon Monoxide detector observed in bedroom., Recommend that Smoke/Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.

### Middle Bedroom

10. Functional Walls: Drywall and paint
11. Functional Floor: Hardwood
12. Functional Ceiling: Drywall and paint
13. Functional Windows: Vinyl double hung
14. Functional Doors: Solid wood
15. Functional Closet: Small
16. Functional Electrical: 110 VAC outlets and lighting circuits
17. Functional HVAC Source: Radiator
18. Not Present Smoke/Carbon Monoxide Detector: None - At time of inspection it was observed that there was no Smoke/Carbon Monoxide detector observed in bedroom., Recommend that Smoke/Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.

### Rear Bedroom

19. Functional Walls: Drywall and paint
20. Functional Floor: Hardwood
21. Functional Ceiling: Drywall and paint
22. Functional Windows: Vinyl double hung
23. Functional Doors: Solid wood
24. Functional Closet: Single



# P & D Home Inspections

## Bedroom (Continued)

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25. Functional, Maintenance Item Electrical: 110 VAC outlets and lighting circuits - Light switch was missing a cover. recommend cover be installed



26. Functional  
27. Not Present

HVAC Source: Radiator

Smoke/Carbon Monoxide Detector: None - At time of inspection it was observed that there was no Smoke/Carbon Monoxide detector observed in bedroom., Recommend that Smoke/Carbon monoxide Detectors be installed in all bedrooms, hallways, first floor near kitchen, and at basement stairs.

# P & D Home Inspections

## Bathroom

The interior of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs, or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any observations / comments written in this inspection report concerning the use and condition of inspected or unable to be inspected components of the home are AT THE TIME OF INSPECTION.

### 1st floor 3/4 Bathroom Bathroom

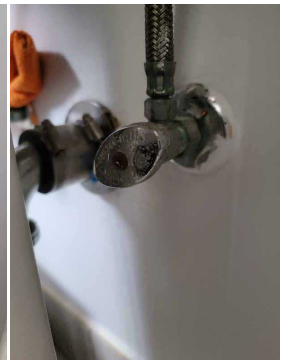
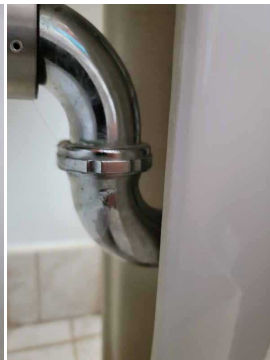
- 1. Functional Walls: Drywall and paint
- 2. Functional Floor: Tile



- 3. Functional Ceiling: Drywall and paint
- 4. Functional Windows: Vinyl sliding
- 5. Functional Ventilation: Window
- 6. Functional Doors: Hollow wood
- 7. Not Present Closet: None
- 8. Functional Electrical: 110 VAC lighting, 110 VAC GFCI



- 9. Functional HVAC Source: Radiant in floor heating
- 10. Functional Counter/Cabinet: None
- 11. Functional, Maintenance Item Sink/Basin: Pedestal - Sink drain stop missing. Replacement recommended.

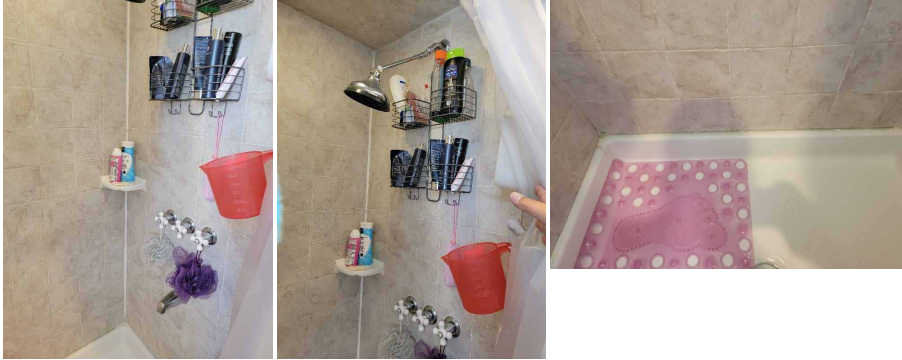


# P & D Home Inspections

## Bathroom (Continued)

12. Functional

Faucets/Traps: Chrome with hot and cold handles with pvc p trap. The shut off valves are silver handled rotary style. supply lines are copper with metal braided flex line., Tub/Shower has a chrome 3 handle set consisting of hot, cold, and diverter valve. All operated properly at time of inspection.



13. Functional

Toilets: American Standard, 1.6 GPF



14. Functional

Shower/Surround: Fiberglass pan and ceramic tile surround - It appears that the fiberglass shower pan has a small crack in the rear corner. Repair is recommended using a specialized silicon caulking.

2nd floor main Bathroom

15. Functional

Walls: Drywall and paint

16. Functional

Floor: Tile

17. Functional

Ceiling: Drywall, Drywall and paint

18. Functional

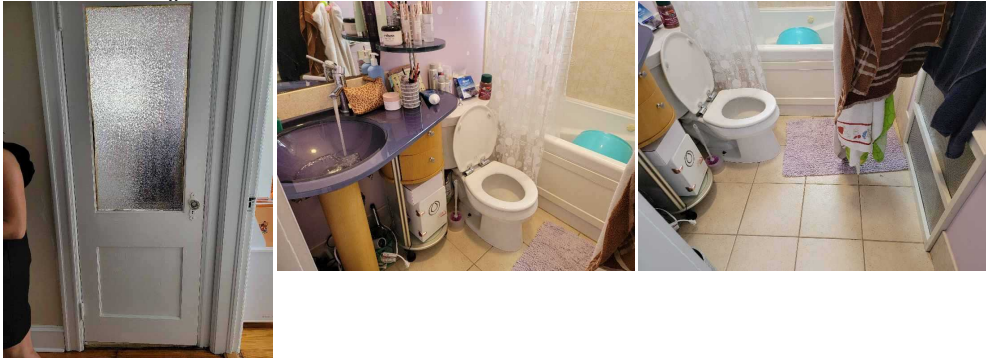
Windows: Vinyl double hung

19. Functional

Ventilation: Window

20. Functional

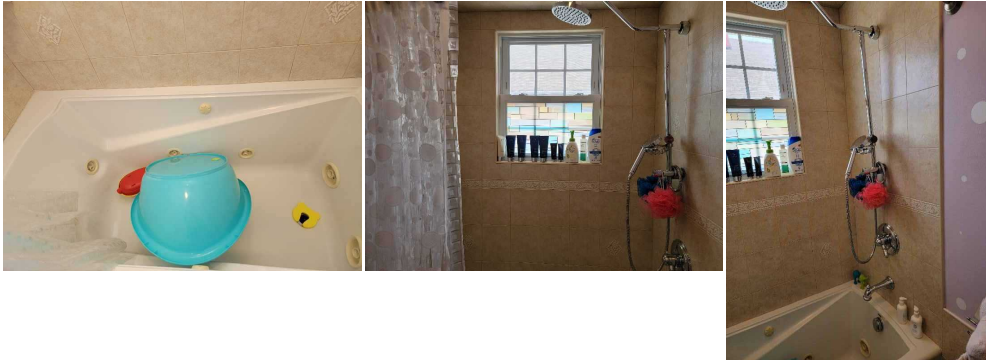
Doors: Wood and glass



# P & D Home Inspections

## Bathroom (Continued)

Doors: (continued)



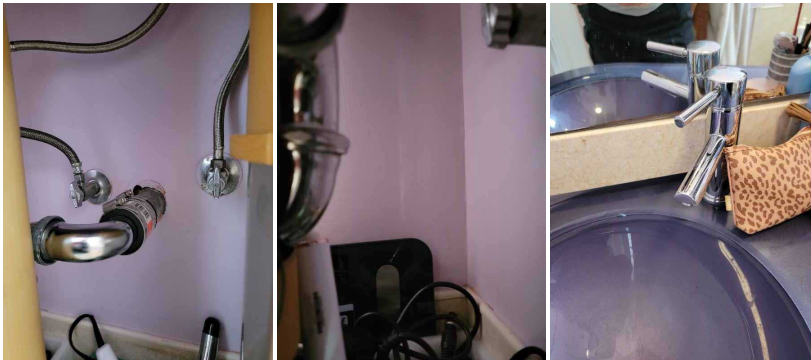
- 21. Not Present
- 22. Functional

Closet: None  
Electrical: 110 VAC lighting, 110 VAC GFCI



- 23. Functional
- 24. Functional
- 25. Functional
- 26. Functional

HVAC Source: Radiant in floor heating  
Counter/Cabinet: Wood cabinet  
Sink/Basin: One piece sink/counter top  
Faucets/Traps: Chrome single handle with metal trap. Shut off valves located under sink are silver handled rotary. Supply lines from valve to sink are flexible braided.



- 27. Functional

Toilets: Kohler, 1.6 GPF

# P & D Home Inspections

## Bathroom (Continued)

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Toilets: (continued)



28. Functional, Not Inspected Tub/Shower Surround: Fiberglass tub with spa jets and tile surround - Due to items stored in tub the Inspector was unable to fill tub enough to ascertain if the spa jets operate. Recommend a licensed Plumbing contractor be contacted for evaluation.



# P & D Home Inspections

## Fireplace

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

### Family Room Fireplace

1. Not Inspected Freestanding Stove: Natural gas - The freestanding, gas operated, fireplace appliance, located in the Family Room, appears to be a sealed non opening unit. The Flue, body, glass front, insert walls, and ceramic logs all appear to be in a clean and functional condition, but the Inspector was unable to operate it due to the gas line that supplies it being off. It's recommended that a licensed contractor be contacted for an evaluation.



- 2. Functional Fireplace Construction: Prefab
- 3. Type: Gas log
- 4. Functional Fireplace Insert: Standard
- 5. Hazardous, Not Inspected Smoke Chamber: Metal
- 6. Functional Flue: Metal
- 7. Not Present Damper: None
- 8. Not Present Hearth: No hearth

# P & D Home Inspections

## Final Walk-Through

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### PRE-CLOSING FINAL WALK-THROUGH

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

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

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

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

Sincerely,

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

# P & D Home Inspections

## Final Comments & Conclusion

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### WHAT'S IMPORTANT ABOUT A HOME INSPECTION

Congratulations on buying your new home.

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

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

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

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

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

### CONCLUSION:

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

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

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

# P & D Home Inspections

## Marginal Summary

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

### Roof

1. Flashing: Tar, Aluminum - The flashing around the chimney appears to be aluminum covered over with tar. This is a sloppy and improper installation which can cause water to penetrate into the home. It's recommended that a licensed Roofing contractor be contacted for evaluation and repair.
2. Through Roof Chimney Chimney: Brick covered over with stucco
3. Through Roof Chimney Chimney Flashing: Tar covered - See Flashing Note

### Exterior

4. Windows: Vinyl double hung, Vinyl sliding

### Grounds

5. Walks: Concrete, Wood, Patio Block - Two front walkway slabs were observed lifting, possibly due to tree roots. This can cause a trip/fall hazard. Recommend a licensed Masonry contractor be contacted for evaluation/repair. It's also recommended that all loose wooden walkway boards be securely screwed down.



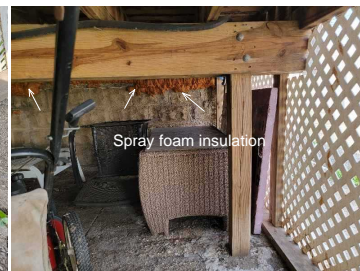
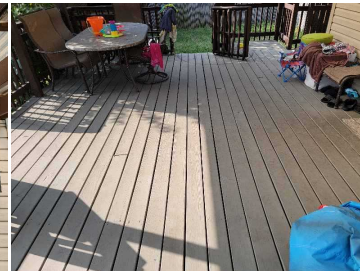
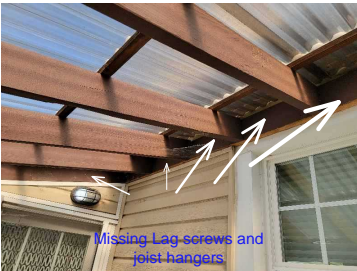
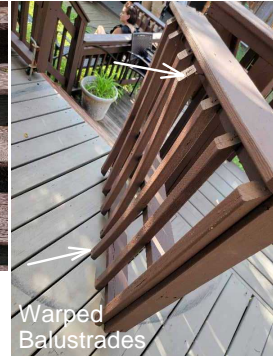
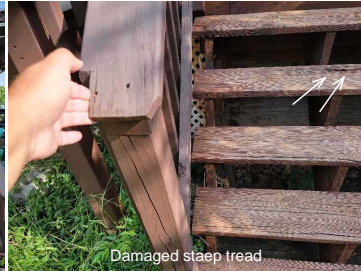
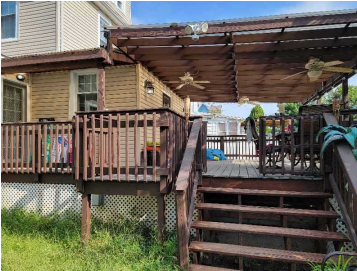
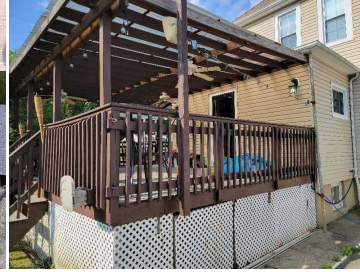
6. Deck: Pressure Treated Lumber - Due to age of deck and construction methods of the time, nails were used to fasten the deck and deck roof to the house, for precautionary reasons it's recommended that lag screws be installed to at the marked locations to better fasten the deck and deck roof to the house. The deck posts at the bottom of the side deck steps are loose, a cracked step tread was also noted, The gate at the top of the side deck



# P & D Home Inspections

## Marginal Summary (Continued)

steps has loose and warped balustrades. The under deck access doors bottom hinge is not fastened to the frame.



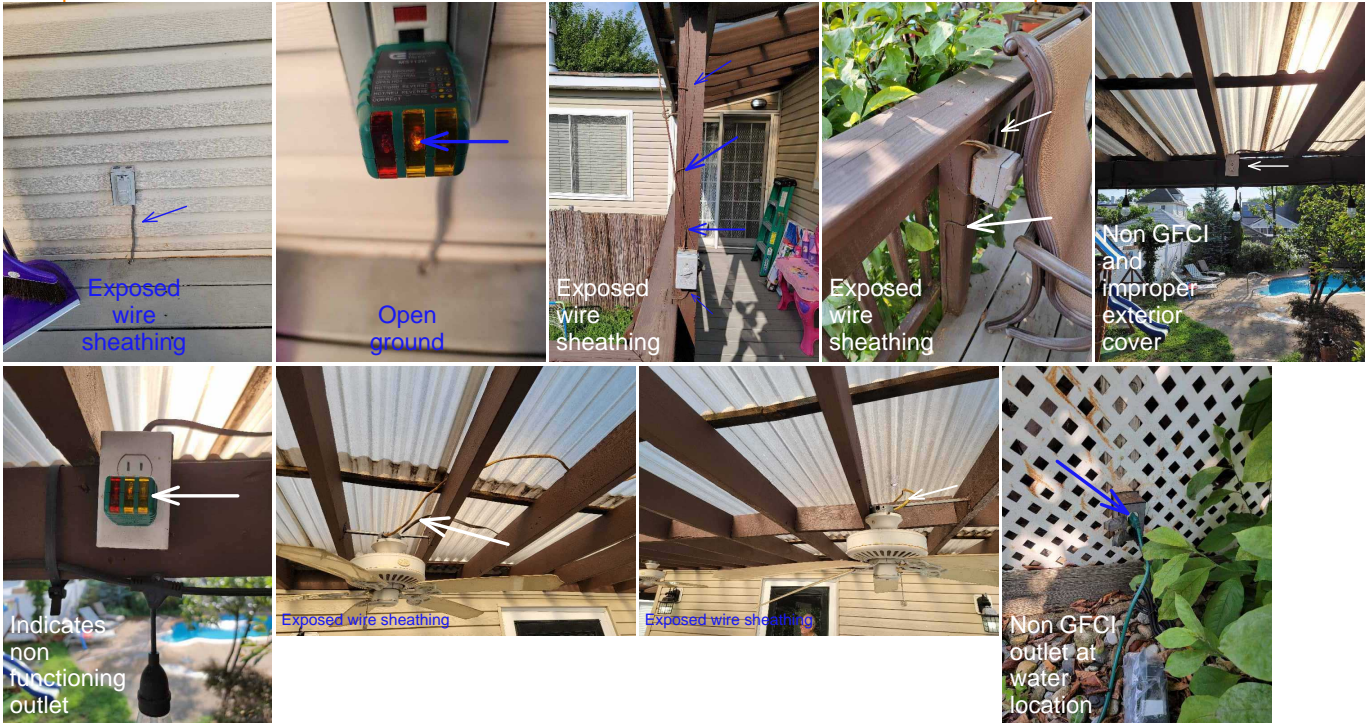


# P & D Home Inspections

## Marginal Summary (Continued)

### Electrical

7. Exterior Outlets 110 VAC Non-GFCI, 110 VAC GFCI - The covered rear deck has electrical outlets and lighting. Most of the wiring to these outlets and lights has exposed sheathing that is not properly installed in exterior rated conduit. The GFCI located on the deck has an open ground. There outlet located on ceiling of deck that was inoperable and does not have a proper weather covering. The outlet located on deck skirting, that is within 6 feet of a pond is a non GFCI. It's recommended that a licensed Electrician be contacted for evaluation and repairs



8. Basement Electric Panel Manufacturer: General Electric - During the inspection this was the only electric panel found inside of home and a conversation with the homeowner confirmed this. It appears to be undersized for today's electrical needs of a modern home, as well as only having 4 circuit breakers for the entire home. It's recommended that a licensed Electrical contractor be contacted for a further evaluation.



# P & D Home Inspections

## Marginal Summary (Continued)

### Plumbing

9. Main Service Line: Lead - The inspection of the main water line into the home revealed that it may be made of lead. It's recommended that a licensed Plumbing contractor be contacted for an evaluation.

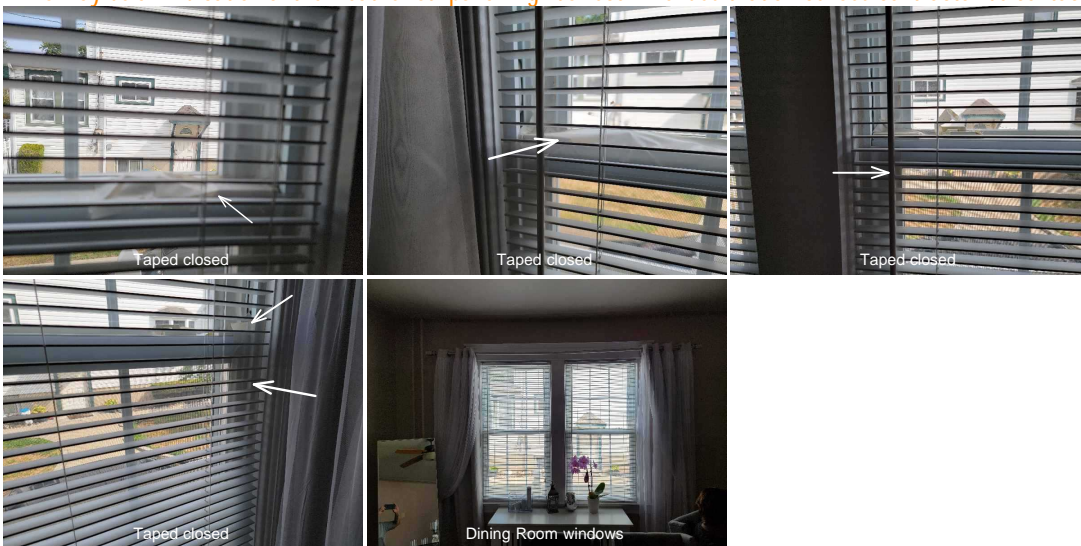


### Air Conditioning

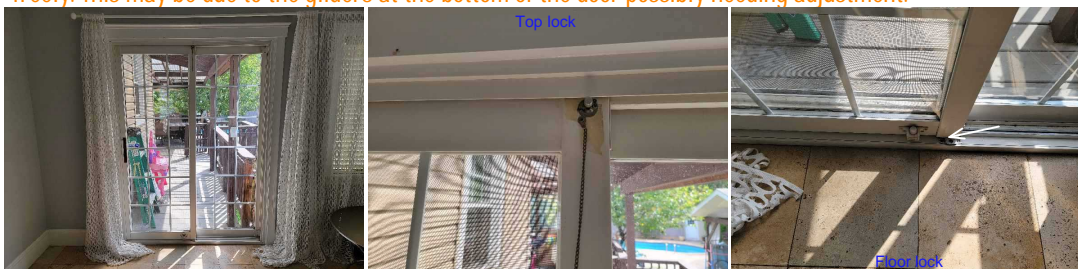
10. Family Room AC System Condensate Removal: PVC - The condensate drain lets the water run down the siding and against a window. It's recommended that the drain line be extended to divert the condensate water off of siding and away from the window.

### Living Space

11. Dining Room Living Space Windows: Vinyl double hung - Both windows in the Dining Room were taped closed and unable to be unlocked or opened. This may be an indication of the weather strips failing. It's recommended that a licensed contractor be contacted for further evaluation.



12. Family Room Living Space Doors: Vinyl Slider - The sliding door, which leads from the Family Room to the rear deck/yard was sticking and didn't open freely. This may be due to the gliders at the bottom of the door possibly needing adjustment.



# P & D Home Inspections

## Marginal Summary (Continued)

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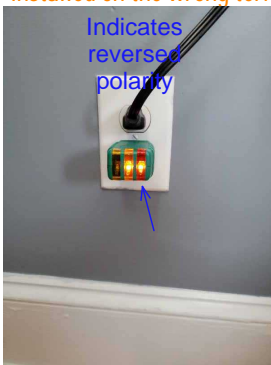
13. Family Room Living Space HVAC Source: Mini-Split unit for Air Conditioning, in floor radiant heatin, freestanding gas fireplace



## Bedroom

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14. Master Bedroom Electrical: 110 VAC outlets and lighting circuits - Outlet wires are Reversed polarity, meaning the white and black wires were installed on the wrong terminals on the outlet.





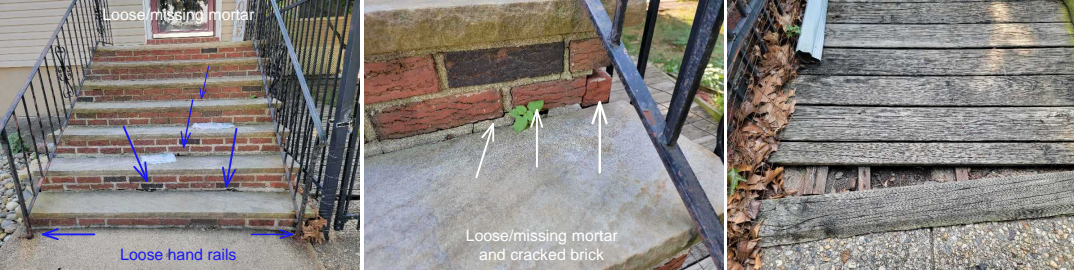
# P & D Home Inspections

## Defective Summary

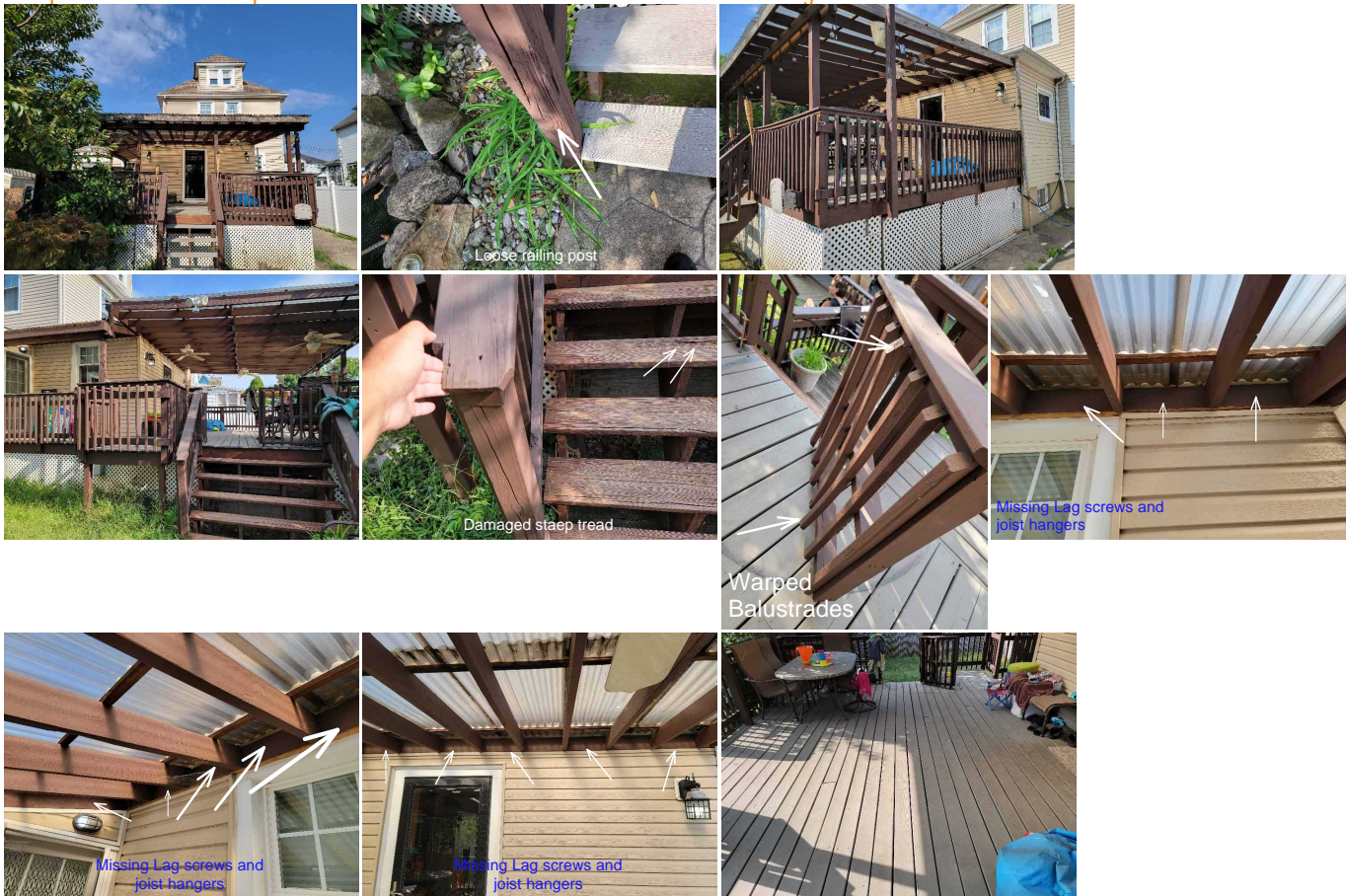
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Grounds

1. Steps: Brick, Limestone Tread - At the bottom of the front steps, the handrails are loose. There is also loose and missing mortar to some of the treads. A cracked brick was also noted. It's recommended that a licensed Masonry contractor be contacted for evaluation and repair.



2. Deck: Pressure Treated Lumber - Due to age of deck and construction methods of the time, nails were used to fasten the deck and deck roof to the house, for precautionary reasons it's recommended that lag screws be installed to at the marked locations to better fasten the deck and deck roof to the house. The deck posts at the bottom of the side deck steps are loose, a cracked step tread was also noted, The gate at the top of the side deck steps has loose and warped balustrades. The under deck access doors bottom hinge is not fastened to the frame.





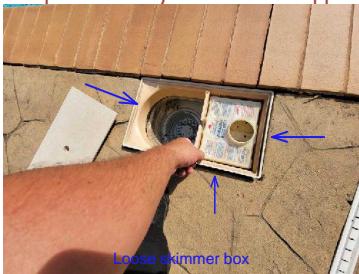
# P & D Home Inspections

## Grounds (Continued)



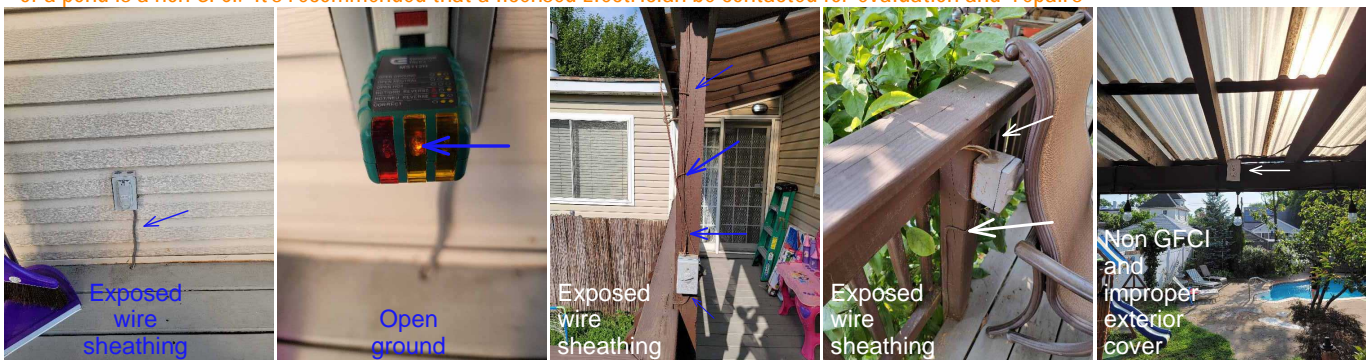
## Pool

3. Behind home Swimming Pool Skimmer: Main drain screen, Strainer basket, Weir - While inspecting the pool skimmer, it was noted that upper half of the skimmer box was loose and lifted off the lower half, which is permanently affixed to the pool. It's recommended that a water proof epoxy be used to permanently reattach the upper half of the skimmer box to the lower half.



## Electrical

4. Exterior Outlets 110 VAC Non-GFCI, 110 VAC GFCI - The covered rear deck has electrical outlets and lighting. Most of the wiring to these outlets and lights has exposed sheathing that is not properly installed in exterior rated conduit. The GFCI located on the deck has an open ground. There outlet located on ceiling of deck that was inoperable and does not have a proper weather covering. The outlet located on deck skirting, that is within 6 feet of a pond is a non GFCI. It's recommended that a licensed Electrician be contacted for evaluation and repairs



# P & D Home Inspections

## Electrical (Continued)

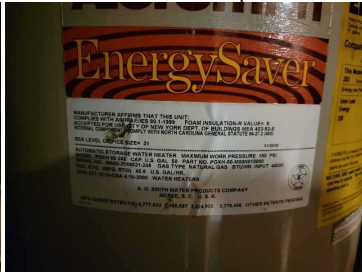


### Basement

5. Main Basement Electrical: 110 VAC outlets and lighting circuits - During the inspection it was noted that in the utility closet, where the abandoned hot water heater is located, there is an open/uncovered electrical junction box. Installation of a cover is recommended.

### Plumbing

6. Basement, Utility Room Water Heater Water Heater Operation: Abandoned/Non functioning



### Living Space

7. 1st Floor Hall Living Space Electrical: 110 VAC outlets and lighting circuits - The outlet located in the 1st floor hall was not working. Recommend a licensed Electrical contractor be contacted for further evaluation and repair





# P & D Home Inspections

## Monitor Summary

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

### Roof

1. Flashing: Tar, Aluminum - The flashing around the chimney appears to be aluminum covered over with tar. This is a sloppy and improper installation which can cause water to penetrate into the home. It's recommended that a licensed Roofing contractor be contacted for evaluation and repair.
2. Through Roof Chimney Chimney: Brick covered over with stucco
3. Through Roof Chimney Chimney Flashing: Tar covered - See Flashing Note

### Grounds

4. Walks: Concrete, Wood, Patio Block - Two front walkway slabs were observed lifting, possibly due to tree roots. This can cause a trip/fall hazard. Recommend a licensed Masonry contractor be contacted for evaluation/repair. It's also recommended that all loose wooden walkway boards be securely screwed down.



5. Retaining Walls: Concrete, Block - The block wall in front of the home was laying loosely and uneven. The stucco wall with fencing on top had a step crack in the corner as well as other cracks in the stucco. It's recommended a licensed Masonry contractor be contacted for evaluation.

# P & D Home Inspections

## Grounds (Continued)

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### Attic

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6. Main Attic Moisture Penetration: Previous water penetration noted - Moisture stains were observed at locations around chimney and by the front window. A conversation with the homeowner revealed that there was a prior leak around the chimney that was repaired and that the staining on the front attic wall was from leaving the window open when it rained. It's recommended that a licensed Roofing contractor be contacted for a further evaluation.

### Basement

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7. Main Basement Unable to Inspect: 30% - Due to wall, ceiling, and floor finishes, as well as furnishings and storage, the Inspector was unable to fully inspect the basement due to inaccessibility. It's recommended that when the location is empty the client perform a minor visual check of the area.



# P & D Home Inspections

## Maintenance Item Summary

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

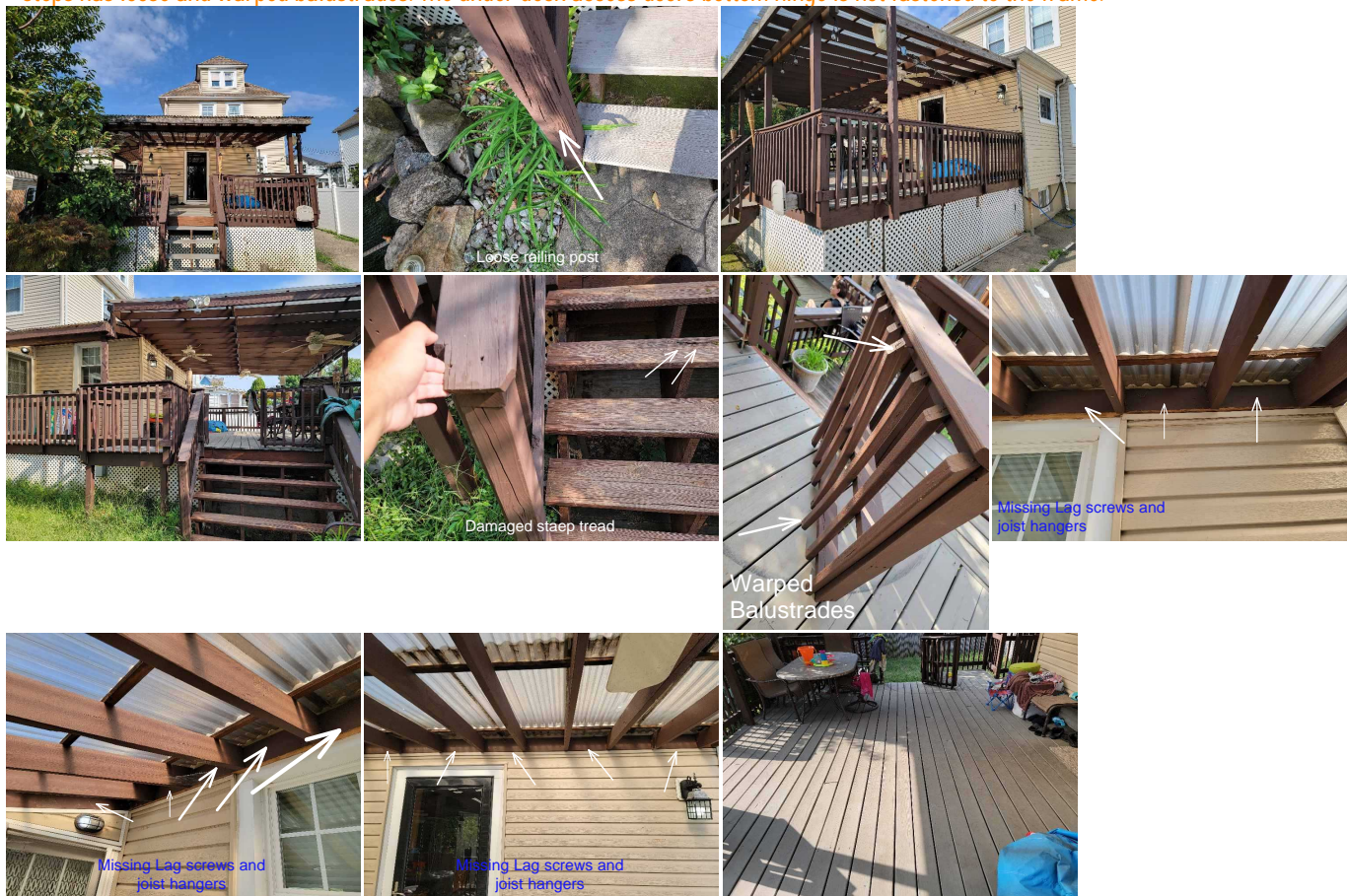
### Exterior

1. 1st Floor, 2nd Floor, dormer Exterior Surface Type: Vinyl siding - During the inspection it was noted that the right corner of the attic dormer is missing approximately 4 sections of siding. It's recommended that a licensed contractor be contacted for repair/replacement of those missing sections.



### Grounds

2. Deck: Pressure Treated Lumber - Due to age of deck and construction methods of the time, nails were used to fasten the deck and deck roof to the house, for precautionary reasons it's recommended that lag screws be installed to at the marked locations to better fasten the deck and deck roof to the house. The deck posts at the bottom of the side deck steps are loose, a cracked step tread was also noted, The gate at the top of the side deck steps has loose and warped balustrades. The under deck access doors bottom hinge is not fastened to the frame.





# P & D Home Inspections

## Grounds (Continued)



3. Retaining Walls: Concrete, Block - The block wall in front of the home was laying loosely and uneven. The stucco wall with fencing on top had a step crack in the corner as well as other cracks in the stucco. It's recommended a licensed Masonry contractor be contacted for evaluation.



## Basement

4. Main Basement Ceiling: Drywall and paint - Cracks present at a joint in the sheetrock. Recommend repair by a licensed contractor.



## Living Space

5. 2nd Floor Hall Living Space Ceiling: Drywall and paint - The ceiling on the 2nd floor hall has an area that has water damage from a prior leak. The home owner confirmed that this is from an old leak that was repaired.

# P & D Home Inspections

## Living Space (Continued)

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## Bedroom

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6. Rear Bedroom Electrical: 110 VAC outlets and lighting circuits - Light switch was missing a cover. recommend cover be installed



## Bathroom

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7. 1st floor 3/4 Bathroom Bathroom Sink/Basin: Pedestal - Sink drain stop missing. Replacement recommended.



# P & D Home Inspections

## Hazardous Summary

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

### Basement

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1. Main Basement Basement Stairs/Railings: Wood stairs with wood handrails - It was observed that one side of the basement stairs is open and has no handrail. This is a condition where a person could fall off of the steps. It's recommended that a licensed contractor be contacted for installation of a proper handrail.



### Plumbing

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2. Basement, Utility Room Water Heater TPRV and Drain Tube: Missing - The hot water storage tank has a TPRV (Temperature Pressure Relief Valve) located on the top of the unit. It was noted that there was no drain tube installed to it. These tubes are installed to prevent scalding of a person incase someone is nearby if the relief vale were to open. It's recommended that a drain tube be properly installed and terminate no more than 6 inches from the floor.

### Fireplace

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3. Family Room Fireplace Smoke Chamber: Metal