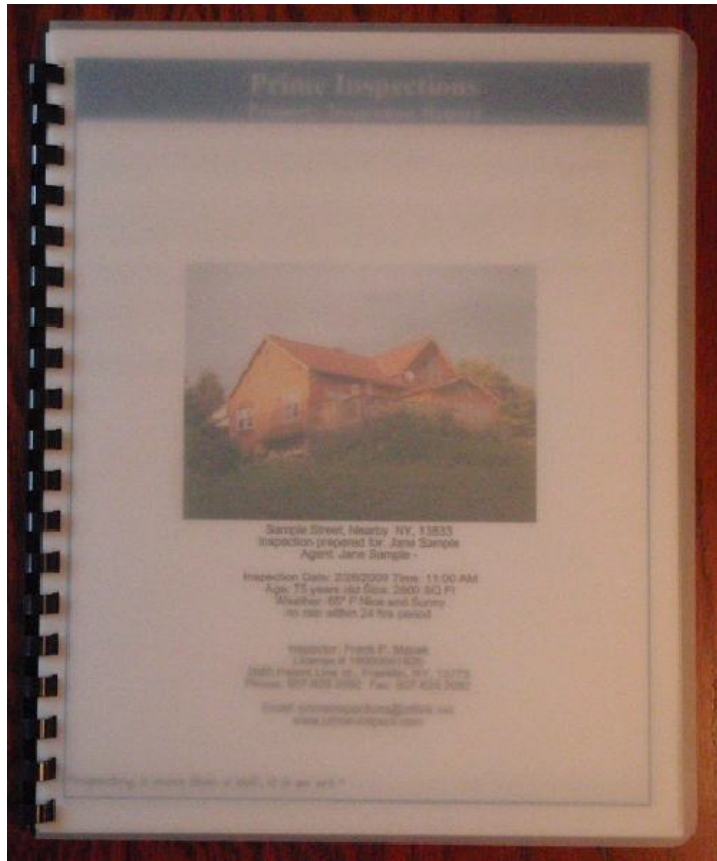
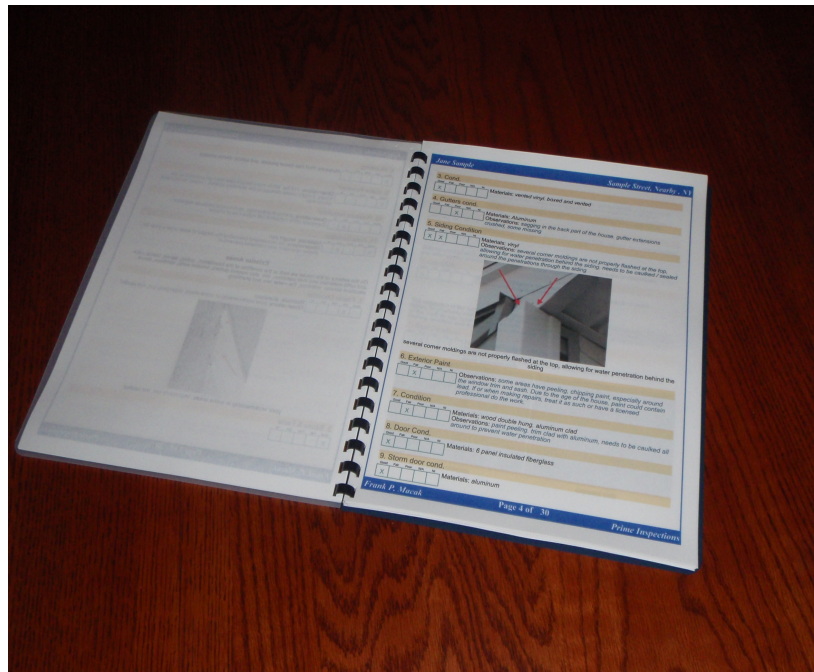


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# Prime Inspections

## Property Inspection Report



Sample Street, Nearby NY, 13833  
Inspection prepared for: Jane Sample  
Agent: Jane Sample -

Inspection Date: 2/28/2009 Time: 11:00 AM  
Age: 75 years old Size: 2800 SQ Ft  
Weather: 65\* F Nice and Sunny  
no rain within 24 hrs period

Inspector: Frank P. Macak  
License # 16000041526  
2685 Patent Line rd., Franklin, NY, 13775  
Phone: 607-829 2992 Fax: 607-829 2992

Email: [primeinspections@citlink.net](mailto:primeinspections@citlink.net)  
[www.prime-inspect.com](http://www.prime-inspect.com)

*"Inspecting is more than a skill, it is an art "*

Ratings Definitions:

Good = Functional / in good working condition

Fair = Functional / some maintenance needed

Poor = Not performing to standards, will require repair or replacement

N/A = Not applicable

NI = Not inspected

Dear Mr. and Mrs. Sample,

I thank you for giving me the opportunity to evaluate this property.

My inspection did not uncover any serious structural problems with the property.

There are however, some maintenance and/or repair issues that need to be addressed, to protect your investment. Issues requiring immediate maintenance or repair are included in the summary page at the end of the report, but you should carefully read through the entire report, as there are other small deficiencies and helpful maintenance issues discussed.

It is important to keep in mind the type of structure and/or the period it was built in, as building and safety standards do change with time. As inspectors, we point out the deficiencies in accordance with today standards, so that you can upgrade the systems according to the level of your comfort. We always advise our clients to upgrade the safety issues to modern standards to avoid any possible and unnecessary injury.

I would like to congratulate you on the purchase of your new home, and I hope that you enjoy it for many years to come.

Should you have any questions, please contact me any time..

Sincerely,

Frank P. Macak  
PRIME INSPECTIONS

## Grounds

An evaluation of grounds area is very important, because most damage to a property is due to improper water drainage and water penetration into the structure. We look at the grading around the house, window wells, vegetation around the foundation, driveway and sidewalk conditions as well as the safety of porches and patios.

**Recommendations:** We recommend keeping all vegetation trimmed away at least 2 feet from the house. Vegetation too close to the house will cause abrasions to the siding or damage to the roof covering, but can also allow wood destroying insect to enter and cause damage to the structure. If not properly maintained, the driveways, walkways, decks, steps, patios and porches can present a trip hazard. Almost all houses have some sort of trip hazard present. Ground heaving during the winter can cause cracks in concrete or black top. Always seal the cracks as soon as possible with appropriate sealants as to prevent water entry that may cause more damage by the freeze and thaw cycle. The grading around the house should be ideally sloped 6" for 10 feet, away from the house. This will assure that the water is properly drained away from the structure. Gutter downspouts should have proper extensions directing the water away from the foundation. Another commonly found safety hazard is the porch and deck railings. Any steps/deck/porch/patio over 24" high should have a proper railing. Openings between the spindles should not allow a 4" diameter ball to pass through at any point, this is to assure that a child's head cannot get trapped between the spindles causing injury or even death.

### 1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *concrete. asphalt*

Observations: *small cracking in the surface of the asphalt driveway. Yearly application of the sealer will help to prevent any water damage by sealing the cracks is recommended*

### 2. Patio and Porch Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *sloped - shed type roof*

Observations: *recommend removal of accumulated debris from the roof surface area*

### 3. Patio and Porch Deck

Good	Fair	Poor	N/A	NI
X			X	

Observations: *concrete . exterior carpet*

### 4. Stairs & Handrail

Good	Fair	Poor	N/A	NI
	X			

Observations: *loose railing will need to be re tighten to prevent damage to the siding . loose step and missing spindle pose a safety and trip hazard. The missing spindle creates a condition where a child could get trapped and seriously injured. Immediate correction is needed.*

### 5. Grounds Electrical

Good	Fair	Poor	N/A	NI
X				

Observations: *3 exterior rated outlets are present on the building exterior*

### 6. GFCI

Good	Fair	Poor	N/A	NI
X				

Observations: *test operated*

### 7. Grading

Good	Fair	Poor	N/A	NI
	X			

Observations: *mostly flat. recommend grading the soil to divert the water away from the house. Allow at least 3" pitch for 5' of grade for proper drainage*

## 8. Plumbing

Good	Fair	Poor	N/A	NI
X				

Materials: *frost free faucet present. anti siphon device present*

## 9. Water Pressure

Good	Fair	Poor	N/A	NI
X				

Observations: *110 lbs. While many people love the high pressure in the house, it might cause damage to the plumbing system. I would recommend 80 psi max.*

## 10. Pressure Regulator

Good	Fair	Poor	N/A	NI
			X	

Observations: *pressure is too high, recommend pressure regulator. Generally utility company will install free of charge*

## 11. Gate Condition

Good	Fair	Poor	N/A	NI
X			X	

Materials: *wrought iron*

Observations: *I'd recommend lubricating the hinges at least once a year for proper operation and corrosion prevention.*

## Exterior Areas

On the exterior of the house we look at the condition of the foundation, siding, eaves, fascia, rake and soffit materials and their condition. We also inspect gutters, window wells, windows, doors, electrical service entrance, the meter box and plumbing.

Recommendations: *The exterior of the house also known as the "building envelope" is very critical to the whole structure. Its purpose is to keep the elements such as moisture, wind and temperature away from the interior of the structure. The building envelope is not water proof. Though it must not allow moisture in, it needs to allow the moisture trapped in the walls or attic to escape out. It is important that the roof, siding and foundation penetrations such as chimney, vent stack, conduit, cable TV, water, gas, fuel supply pipes entries, etc. to be properly flashed or sealed with appropriate sealant/caulk, to prevent water entry. The roof is designed to shed the water in the downward flow, so proper flashings of the valleys, sidewalls, chimneys and vent stacks are critical. Those need to be periodically inspected and maintained, especially if they were previously repaired - as roofing cement tends to dry up and develop cracks. Siding should be installed 6" above the ground to prevent absorption of the moisture from the ground or splashing. Keeping the siding away from the ground will also lessen the chance of entry by wood destroying organisms. Most type of sidings require proper maintenance in terms of painting, staining or pressure washing to keep it from damage by moisture, mold or mildew. Proper airflow around the structure helps keeping the structure dry and free of mildew and mold.*

## 1. Fascia Condition

Good	Fair	Poor	N/A	NI
	X			

Materials: *aluminum*

Observations: *poor workmanship in some areas, improperly cut, not sealed*





poor workmanship in some areas, improperly cut, not sealed

### 2. Eaves & Facia

Good	Fair	Poor	N/A	NI
X				

### 3. Cond.

Good	Fair	Poor	N/A	NI
X				

Materials: *vented vinyl. boxed and vented*

### 4. Gutters cond.

Good	Fair	Poor	N/A	NI
		X		

Materials: *Aluminum*

Observations: *sagging in the back part of the house. gutter extensions crushed, some missing*

### 5. Siding Condition

Good	Fair	Poor	N/A	NI
X	X			

Materials: *vinyl*

Observations: *several corner moldings are not properly flashed at the top, allowing for water penetration behind the siding. needs to be caulked / sealed around the penetrations through the siding*



several corner moldings are not properly flashed at the top, allowing for water penetration behind the siding

**6. Exterior Paint**

Good	Fair	Poor	N/A	NI
	X			

Observations: *some areas have peeling, chipping paint, especially around the window trim and sash. Due to the age of the house, paint could contain lead. If or when making repairs, treat it as such or have a licensed professional do the work.*

**7. Condition**

Good	Fair	Poor	N/A	NI
	X			

Materials: *wood double hung. aluminum clad*  
 Observations: *paint peeling. trim clad with aluminum, needs to be caulked all around to prevent water penetration*

**8. Door Cond.**

Good	Fair	Poor	N/A	NI
X				

Materials: *6 panel insulated fiberglass*

**9. Storm door cond.**

Good	Fair	Poor	N/A	NI
X				

Materials: *aluminum*

**10. Chimney**

Good	Fair	Poor	N/A	NI
	X			

Observations: *concrete block. stucco finish. Stucco on the chimney has 2 horizontal cracks. When making repairs, stucco should be sufficiently removed to examine the mortar for cracks. I would recommend installing a support bracket or larger cricket behind the chimney, to prevent future cracks.*

**11. Foundation**

Good	Fair	Poor	N/A	NI
	X			

Observations: *concrete block with top coat finish. cement top coating peeling off in several places*

**Exterior Walls**

With the exterior walls, we look to see if they are plumb, if there are any bows or deflections, any rafter spread present and size of the structural members. In most cases it is impossible to assess the exterior walls insulation type and value, because we cannot do any deconstructive evaluation, that would cause damage to the finish surfaces. Current standards require a total of R-20 insulating value of the wall and 2x6 exterior wall construction.

**Recommendations:** *To minimize the moisture entry from the interior of the house into exterior walls, it is a good idea to run exhaust fans whenever taking showers, range hood vents when cooking and making sure that dryer vents are properly vented to the exterior of the house. Checking and cleaning the dryer ductwork often is also recommended as it is known to separate. If there is moisture in the basement as is the case with many local area houses, consider adding dehumidifier or opening the basement windows in summer. Any penetrations of the envelope of the building should be properly sealed with an appropriate flexible sealant to prevent any possible water entry.*

### 1. Condition

Good	Fair	Poor	N/A	NI
X				

Materials: 2x6 platform construction,  
Observations: *unable to determine the insulation presence or value*

## Floors

The inspection of the floors involves visual observation of the type of materials used, method of installation and the current condition. Level, stiffness, deflections or buckling of the flooring surfaces is especially important to observe, as it could be an indicator of a larger, structural problems.

**Recommendations:** *Floor surfaces should be maintained according to manufacturers instructions. When mopping the floors, use only a damp mop as any moisture trapped under the flooring can cause serious floor damage not only to the finish floor, but also to the underlayment or sub floor system. Prolonged exposure to moisture can cause a mold growth and rotting of the sub floors. The most susceptible areas to floor moisture damage are in the bathrooms around the tubs and toilets and by the entry doors due to failed door seals. Small soft/spongy areas in the floors most likely indicate sub floor damage.*

### 1. Condition

Good	Fair	Poor	N/A	NI
X				

Type: 2x8 construction  
Observations: *open*

## Roof

The inspection of the roof involves, a visual observation from the ground with binoculars, from the ladder, or physically walking on the roof whenever possible. We try to assess the physical condition of the roof, its age, type of roofing material, installation method, soundness of the decking system, flashing condition and the approximate remaining life expectancy of the roof.

**Recommendation:** *To get the maximum life out of the roof covering, it is important to keep roof surfaces clear of debris, such as dead branches or leaves/pine needles. Debris sitting on the roof will freeze to the shingles in the winter and tear the tabs of when it is pull down with the snow or ice or by the force of the wind. The same applies to live branches of trees that are touching the roof, which will also cause damage by abrasion when they are moved by wind. Sitting debris will also promote the growth of mildew, mold or lichen on the roofing surface and cause deterioration of the roofing materials as well as clogging of the gutter system and creating conditions conducive to water penetration. All flashings if previously repaired, should be inspected and repaired as necessary yearly. Walking on certain types of roof could void manufacturers warranty. Always have a qualified and licensed professional do the necessary maintenance and repairs, as walking on the roof is dangerous.*

### 1. Roof Condition

Good	Fair	Poor	N/A	NI
	X			

Materials: *gable/gable. with several dormers present*  
Materials: *asphalt shingles*  
Observations: *some cracked shingle. mildly deteriorated material in some areas. exposed nails*





worn shingles



exposed nails



bay window roof needs replacement



some cracked shingle

2. Observation Method

Method: *walked on*

3. Approximate Age

Approximate age: *approximately 15 years old*  
 Remaining life span: *5-7 years with proper maintenance*

4. Chimney

Good	Fair	Poor	N/A	NI
X				

Observations: *small cracks*

5. Flashing

Good	Fair	Poor	N/A	NI
	X			

Observations: *aluminum step flashing around the chimney is not properly sealed. irregular installation, recommend repairs to prevent water penetration*

6. Sky Lights

Good	Fair	Poor	N/A	NI
			X	

7. Spark Arrestor

Good	Fair	Poor	N/A	NI
X				

Observations: *present. stainless steel*

8. Vent Caps

Good	Fair	Poor	N/A	NI
	X			

Observations: *damaged*



damaged

Attic

1. Access

Good	Fair	Poor	N/A	NI
X				

Observations: *functional scuttle in the bedroom closet*

2. Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *2x8*

Observations: *evidence of past water damage*

3. Chimney

Good	Fair	Poor	N/A	NI
	X			

Observations: *spalling is present on the brick. water stains by the roof penetration*

4. Duct Work

Good	Fair	Poor	N/A	NI
		X		

Observations: *loose connections. bath exhaust vent duct is disconnected and is venting into the attic, which can cause a moisture and ice build up on the underneath of the roof decking in the winter, shortening the life of the roof structure and roof covering*

5. Electrical

Good	Fair	Poor	N/A	NI
		X		

Observations: *several splice connections made without J-box. spliced and taped wires. bath fan connection made outside of the housing. recommend qualified individual to make necessary connections. improper electrical installations*



bath fan connection made outside of the housing



several splice connections made without J-box

6. Insulation Condition

Good	Fair	Poor	N/A	NI
		X		

Materials: *rolled out fiberglass*  
 Depth: 6

Observations: *irregular and insufficient installation, many areas have no insulation present. Attic requires R38-R40 insulating value. Recommend installing 2 layers of R-19 fiberglass bats in a cross pattern style*



irregular and insufficient installation, many areas have no insulation present.

7. Attic Plumbing

Good	Fair	Poor	N/A	NI
X				



8. Structure

Good	Fair	Poor	N/A	NI
X				

Observations: *2x6 ceiling joists*

9. Ventilation

Good	Fair	Poor	N/A	NI
X				

Observations: *louvered gable vents*

10. Vent Screens

Good	Fair	Poor	N/A	NI
	X			

Observations: *bent screens*

**Foundation/Basement**

Inspector shall inspect the basement walls or foundation for cracks, water penetration, effervescence, settlement an straightness. We check the girder, posts, ceiling joists, rim joists insulation, floor, sump pump, plumbing, electrical, duct work, etc. In the crawl space we are especially concerned with the moisture barrier, venting, duct work and insulation. In both areas we also look for the presence of wood destroying insect damage.

**Recommendations:** *The foundation of the building is an essential part of the building for obvious reasons. It supports the whole structure, keeps the moisture out of the interior that is below the grade level. It is recommended that the foundation walls be properly waterproofed from the outside and if necessary from the inside. Windows wells should be properly maintained and free from debris. Because the foundation plays an important role, it is prudent to inspect the foundation walls often, as the soil condition surrounding it can change. Most foundation walls develop small cracks during the curing process of the concrete. These are small, usually hairline size contraction cracks and should be sealed with the proper sealants. If the cracks are in a "V" shape, it would indicate a structural movement or a footing settlement and should be watch more closely. If they appear to change over time there might be structural movement and a qualified contractor should be called to remedy the problem. The same applies to horizontal cracks in the foundation walls. Horizontal cracks tend to develop if there is inadequate water diversion away from the foundation walls, creating saturated soil conditions around the foundation, which in turn causes high hydrostatic pressure onto the foundation of house, eventually pushing the walls inwards, possibly cracking the wall. This condition is common in flood zone areas, as during the flood, the water table rises putting the pressure onto foundation walls. As with a "V" or step cracking that is over 3/8" wide, all horizontal cracks should be examined by a licensed and qualified contractor or a building engineer. If there is a crawl space present, it is important to have a vapor barrier installed on the dirt floor to have properly sized ventilation openings present. Most concrete floors, if properly installed, will have a vapor barrier underneath the concrete. Basement walls as well as rim joists should be insulated with a minimum of R-19 value down to 4' bellow grade.*

1. Foundation Type

Materials: *concrete block*

2. Foundation Walls

Good	Fair	Poor	N/A	NI
X				

Observations: *small cracks, normal occurence. Recommend repairs to cracks and waterproofing by a qualified professional.*



previously repaired small cracks and spalling

3. Cripple Walls

Good	Fair	Poor	N/A	NI
			X	

4. Floor condition

Good	Fair	Poor	N/A	NI
X				

Materials: *concrete. no crawl space present*

5. Ventilation

Good	Fair	Poor	N/A	NI
X				

Observations: *basement windows*

6. Vent Screens

Good	Fair	Poor	N/A	NI
		X		

Observations: *recommend screens*

7. Basement / Crawl space Electrical

Good	Fair	Poor	N/A	NI
	X			

Observations: *missing j-box cover. missing wire connector*

8. Basement / Crawl space Plumbing

Good	Fair	Poor	N/A	NI
	X			

Observations: *some galvanized pipe sections, recommend replacement due to possible accumulation of corrosion on the inside of that type of pipes. copper to galvanized missing proper connections*

9. Sump Pump condition

Good	Fair	Poor	N/A	NI
X				

10. Crawl space insulation

Good	Fair	Poor	N/A	NI
			X	



## 11. Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *lally columns. built up girders*

## 12. Chimney-basement part

Good	Fair	Poor	N/A	NI
X				

## 13. Ducting

Good	Fair	Poor	N/A	NI
X				

Observations: *galvanized steel, screwed connections*

## 14. Anchor Bolts

Good	Fair	Poor	N/A	NI
X				

## 15. Stairs

Good	Fair	Poor	N/A	NI
X				

Observations: *missing handrail. while this is very common in older homes, it is recommended that the risers be closed as to prevent the safety hazard to children. Likewise the spindles should be installed no more than 4" apart, to prevent possible injury.*



missing handrail / open risers

### Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, living room, dining room and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Here again we are concerned with ceilings, walls, floors, windows, lighting, electrical and the presence of a heat source.

**Recommendations:** *Interior areas will often show small cracks on the ceilings or walls, which are normal to today's construction materials. They are most often caused by thermal contraction and expansion, moisture variation or by slight building settlement. In most cases these will not worsen. The same applies to plaster walls. If you do notice some new cracks that are larger than 1/4", then you should contact a structural engineer to determine the cause.*

1. Ceiling Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *drywall. plaster*  
 Observations: *small cracks, normal due to age and the settlement of the structure*

2. Wall Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *drywall. plaster. wallpaper*

3. Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *mostly open, arched doorways*

4. Floor Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *hardwood type*  
 Observations: *nice finish, condition - solid and level*

5. Window Condition

Good	Fair	Poor	N/A	NI
	X			

Style and materials: *double hung. wood/aluminum clad*  
 Observations: *upper sashes painted shut*

6. Light type/condition

Good	Fair	Poor	N/A	NI
X				

Observations: *flush ceiling ligh. suspended light*

7. Trim Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *natural finished wood*

8. Closets

Good	Fair	Poor	N/A	NI
X				

9. Sliding Doors

Good	Fair	Poor	N/A	NI
			X	

10. Stairs & Handrail

Good	Fair	Poor	N/A	NI
	X			

Observations: *loose steps. weak steps. stringer is pulling away from the wall, needs to be secured from underneath.*



steps are pulling away from the wall

### 11. Electrical

Good	Fair	Poor	N/A	NI
X				

### 12. Fireplace

Good	Fair	Poor	N/A	NI
X				

Location: *Living Room*

Materials: *mason built*

Observations: *damper tested / checked. recommend professional cleaning before use*



damper tested / checked

### 13. Smoke Detectors

Good	Fair	Poor	N/A	NI
	X			

Observations: *present, but some did not operate, recommend replacing the battery in all of them at the same time, at least once a year*

### 14. Door Bell

Good	Fair	Poor	N/A	NI
X				

Observations: *operated*

## 15. Window-Wall AC or Heat

Good	Fair	Poor	N/A	NI
			X	

## 16. Cabinets

Good	Fair	Poor	N/A	NI
X				

Observations: *built in, wood faced*

## Kitchen

The inspection of the kitchen will include the visual inspection of the cabinets, counters, sinks, plumbing, venting, windows, ceiling, walls and floors. In the kitchen we are also concerned with the proper operation of all GFCI's and electrical outlets.

**Recommendations:** *Kitchens are prone to small leaks under the sink, especially because the drain is often knocked out of alignment by various items stored in the cabinet. Small, prolonged leaks can cause big structural damage. Any leaks found should be corrected as soon as possible to prevent damage to the structural components and possible organic substance growth. Hood exhausts should always be used in conjunction with cooking, to eliminate the introduction of moisture into the house. When using a dishwasher, never use dishwashing liquid that is designed for sink use, as it will generate an excessive amounts of foam and leak onto the floor through the dishwasher door. While it will not usually damage the dishwasher, you will need to fill and drain the dishwasher several times to clear the mess.*

## 1. Ceiling Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *drywall*

## 2. Wall Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *drywall*

## 3. Floor Condition

Good	Fair	Poor	N/A	NI
	X			

Materials: *ceramic tile*Observations: *irregular workmanship*

## 4. Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *no doors - openings only*

## 5. Cabinets condition

Good	Fair	Poor	N/A	NI
X				

Materials: *wood faced*

## 6. counters

Good	Fair	Poor	N/A	NI
	X			

Materials: *formica*

## 7. Window Condition

Good	Fair	Poor	N/A	NI
	X			

Style and materials: *slider. plastic / vinyl*Observations: *failed sealed, moisture between panes*



failed sealed, moisture between panes

8. Light type/condition

Good	Fair	Poor	N/A	NI
X				

9. Vent Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *built into microwave. recirculating venting in*  
 Observations: *operated*

10. Electrical

Good	Fair	Poor	N/A	NI
X				

11. GFCI

Good	Fair	Poor	N/A	NI
	X			

Observations: *1 GFCI by the microwave not operational, correction needed by licenced electrician*

12. Dishw. Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *Maytag*

13. Microwave

Good	Fair	Poor	N/A	NI
X				

14. Unit Condition

Good	Fair	Poor	N/A	NI
X				

Fixture type *Hotpoint*

15. Cond.

Good	Fair	Poor	N/A	NI
X				

Fixture type *Hotpoint*



## 16. Sinks

Good	Fair	Poor	N/A	NI
X				

## 17. Garbage Disposal

Good	Fair	Poor	N/A	NI
			X	

## 18. Plumbing

Good	Fair	Poor	N/A	NI
	X			

Observations: *corrosion present. missing shut off handle*

## 19. Heating

Materials: *present. hot air register*

## Bathrooms

Inspection of the bathroom area involves the inspection of the ceiling, wall, floor, cabinets, sinks, toilet, bidet, shower, tub, venting, electrical and the fixtures. Inspector will not turn or attempt to turn on/off any stop/shut off valves, as that by itself could cause a leak and possible water damage. In the bathroom area, we are also concerned with the possible presence of organic substances due to high moisture levels. The home inspector will identify as many issues as possible, but some problems might be undetectable if they are within the walls or under the floors. Recommendations: *Bathrooms are potential sources of the water damage in the house. Any leaks, no matter how small should be attended to immediately. Leaky faucets, shut off valves or running toilet will cause condensation on the pipes or toilet tank, which then drips onto the floor and causes water damage and potential growth of mold or mildew. If there are any fixture leaks, cold water pipes inside the walls, all the way to the entry into the house will condensate the moisture from surrounding air and will go on dripping water undetected. Any cracks in the grout or damaged caulk around the tub/shower area should be corrected as soon as possible to prevent moisture penetration into the substrate. Whenever using the shower, exhaust fan should be used to evacuate as much moisture as possible from the house to the exterior. To prevent mold/mildew growth, leave the shower curtain/door open for moisture to evaporate. Any water splashed onto the floor should be dried off ASAP.*

## 1. Bathrooms

Number of bathrooms: *1/2 bathroom. 1 full bathroom*

## 2. Ceiling Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *drywall. plaster*

## 3. Walls Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *drywall*

Observations: *small holes. patched areas*

## 4. Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *solid wood 6 panel*

Observations: *painted*

## 5. Floor Condition

Good	Fair	Poor	N/A	NI
	X			

Materials: *ceramic tile*Observations: *grouting shows irregular workmanship*

## 6. Window Condition

Good	Fair	Poor	N/A	NI
	X			

Style and materials: *double hung*Observations: *upper sashes painted shut*

## 7. Light/Fan - type/condition

Good	Fair	Poor	N/A	NI
X				

Observations: *ceiling exhaust fan/light unit*

## 8. Cabinets condition

Good	Fair	Poor	N/A	NI
X				

Materials: *wood faced*

## 9. counters

Good	Fair	Poor	N/A	NI
X				

Materials: *cultured marble*

## 10. Mirrors

Good	Fair	Poor	N/A	NI
X				

## 11. Sinks

Good	Fair	Poor	N/A	NI
X				

Observations: *cultured marble, single unit - part of the counter*

## 12. Toilets

Good	Fair	Poor	N/A	NI
X				

## 13. Observations:

Good	Fair	Poor	N/A	NI
	X			

Type: *fiberglass*Observations: *tub/shower fiberglass 4 piece unit. irregular installation, unit is not properly secured to the wall. This type of unit is designed for a new construction and should be installed under the sheetrock. It is however possible to install the trim over the flange, to correct the appearance.*

## 14. Condition:

Good	Fair	Poor	N/A	NI
	X			

Materials: *fiberglass 3 piece unit*Observations: *unfinished installation*



unfinished installation

## 15. Grab Bars

Good	Fair	Poor	N/A	NI
X				

Observations: *part of the tub*

## 16. Plumbing

Good	Fair	Poor	N/A	NI
X	X			

Observations: *small leak under the sink*

## 17. Electrical

Good	Fair	Poor	N/A	NI
X				

## 18. GFCI

Good	Fair	Poor	N/A	NI
X				

Observations: *GFCI, lights & fans on same circuit*

## 19. Heating

Good	Fair	Poor	N/A	NI
X				

Observations: *hot air register*

## Bedrooms

The main area of inspection, in the bedrooms, is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be inspected for damage, normal operation and the proper size for an emergency egress. Personal items in the bedroom may prevent all areas to be inspected, as the inspector will not move personal items.

Recommendations: *Bedroom windows serve a secondary purpose. They are very important means of egress in the case of fire, so there should never be anything stored directly in front of them or blocking easy access to possibly the only exit available. At least one of the windows should be able to open upwards at least 20 inches and be at least 24" wide or vice-versa.*

## 1. Bedrooms

Number of Bedrooms:: 4

## 2. Ceiling Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *drywall. plaster*  
 Observations: *small cracks - normal occurrence*

## 3. Wall Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *drywall. wall paper. paneling*  
 Observations: *small holes*

## 4. Door Condition

Good	Fair	Poor	N/A	NI
X				

Observations: *painted*

## 5. Floor Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *wall to wall carpet. hardwood*  
 Observations: *normal wear*

## 6. Window Condition

Good	Fair	Poor	N/A	NI
X				

Style and materials: *double hung*  
 Observations: *upper sashes painted shut*

## 7. Light type/condition

Good	Fair	Poor	N/A	NI
X				

Observations: *flush ceiling ligh. suspended light*

## 8. Closets

Good	Fair	Poor	N/A	NI
X				

Observations: *built in. walk in*

## 9. Electrical

Good	Fair	Poor	N/A	NI
	X			

Observations: *open ground outlet in upstairs right bedroom,*

## 10. Smoke Detectors

Good	Fair	Poor	N/A	NI
			X	

Observations: *none*

## 11. Heating

Materials: *register present*

## 12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	NI
			X	

Observations: *none*

## Laundry

The inspector will not operate the washing machine or the dryer, but will inspect the water and gas connections, dryer vent, cabinets and any counter tops if present.

**Recommendations:** There are over 15,000 fires yearly in USA that are caused by dryers. While some are caused by the manufacturers dryer design, many are caused by the dirty dryer ducts with excessive lint built up. It is important that the dryer duct be properly installed, and be serviced at least once a year, depending on the amount of use. The best dryer vents are ridged pipe type dryer vent. They should not exceed 25' of developed length.. If using flexible plastic vent pipe, it should not be longer than 8', and should not be used with gas fired dryers. Personally I would recommend never using flexible plastic dryer vent pipe, as it tends to accumulate more lint, due to the corrugation effect, they tend to become thermally stressed and crack, they tend to crush or collapse and reduce the amount of air flow, therefore increasing the temperature and causing fires and dryer damage, and they need replacement more often.

1. Locations

Materials: ready - electric and plumbing installation is present in the basement

2. Light type/condition

Good	Fair	Poor	N/A	NI
X				

3. Floor Condition

Good	Fair	Poor	N/A	NI

Materials: concrete

4. Cabinets

Good	Fair	Poor	N/A	NI
			X	

5. counters

Good	Fair	Poor	N/A	NI
			X	

Materials: none

6. Wash Basin

Good	Fair	Poor	N/A	NI
X				

7. Washer

Good	Fair	Poor	N/A	NI
			X	

8. Dryer

Good	Fair	Poor	N/A	NI
			X	

9. Electrical

Good	Fair	Poor	N/A	NI
X				

10. GFCI

Good	Fair	Poor	N/A	NI
X				

Observations: test operated



11. Gas Valves

Good	Fair	Poor	N/A	NI
X				

12. Plumbing

Good	Fair	Poor	N/A	NI
X				

**Furnace/Boiler/AC**

In this section, we inspect the source of the heating/cooling system, approximate age and the type of the appliance, size in BTU's, proper venting, operation, ignition, and the general condition. We also look at the distribution of the heating/cooling system, duct type and condition, as well as any presence of Carbon Monoxide and the presence of other potentially harmful and explosive gases. The inspector will usually test the heating and air conditioner using the thermostat or other controls. We always recommend for a new home buyer to have the heating or A/C systems maintained on a yearly basis by a qualified professional.

**Recommendations:** Heating and air conditioning systems play an important role in the quality of air in the house. When in use, whether the AC or Heating cycle, filter (if applicable) should be changed every month. HEPA filters should be changed every 3 months. There are several types of electronic HVAC's filters, and the manufacturers recommendations for its specific maintenance should be followed. Always have your HVAC system inspected on a yearly basis by a qualified professional. Ductwork tends to accumulate dust and should also be periodically cleaned. The blow off valve on the steam systems should be used to flush the water level float valve on a weekly basis during the heating season.

1. Model

Brand & Type: Payne Plus 90 mod#: 350MAV060120. Gas furnace  
 Year: 2002. 115,000 BTU

2. Condition

Good	Fair	Poor	N/A	NI
			X	

Materials: hot air furnace  
 . basement



Furnace - some rust present under the condensate fan

### 3. Gas Valves

Good	Fair	Poor	N/A	NI
X				

Observations: *functional. located to the right 4' up*



furnace shutoff located to the right 4' up

### 4. Thermostats

Good	Fair	Poor	N/A	NI
X				

### 5. Venting

Good	Fair	Poor	N/A	NI
X				

Observations: *tested for proper draft*

### 6. Filter Location/Condition

Good	Fair	Poor	N/A	NI
X				

Observations: *inside the heater. recommend replacing once a month during heating/cooling season*

### 7. Air Supply

Good	Fair	Poor	N/A	NI
X				

Observations: *air draws from garage area*

### 8. Ducts / Registers

Good	Fair	Poor	N/A	NI
X				

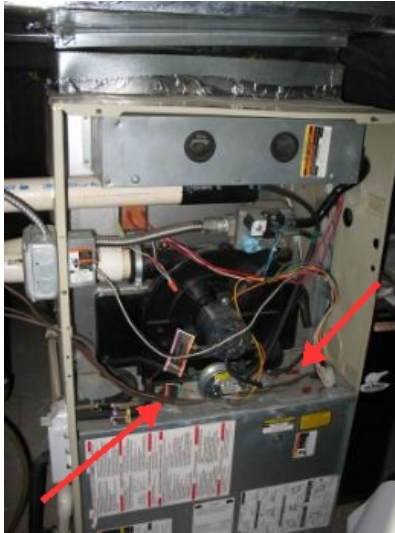
### 9. Type / Location

Good	Fair	Poor	N/A	NI
			X	

Observations: *A/C not present*

### 10. Condition

Good	Fair	Poor	N/A	NI
			X	



Furnace - some rust present under the condensate fan

## Water Heater

The inspection of the water heater is important because it is a possible source of dangerous CO (Carbon Monoxide). We look for proper venting, correct T&P relief valve and proper pipe extension. We also test for gas leaks with gas water heaters.

*Recommendations: Hot water temperature above 120 F poses a serious safety hazard, especially to children, elderly and people with poor circulation. It takes only 5 seconds of water temperature set at 140 F to cause a third degree burn and 30 seconds at 130 F. Every year 112,000 people are treated for scald burns of which approximately 50% are children according to Safe Kids Coalition. To prevent explosions, hot water heaters are protected by a T&P relief valve, designed to relieve pressure in the case of overheating. Manufacturers recommend replacing the T&P valve every 3 years. The T&P valve should be tested yearly for proper operation by lifting the tab, allowing it to purge small amount of water and letting go of the tab. Spring loaded valve should shut down by itself. Should the valve not release water or not shut down properly, it would need to be replaced. **T&P valve should never be capped!!!** Work should be performed by a licensed professional. Click on the link below to see the potential danger:*

*<http://www.youtube.com/watch?v=pu3FwgIHsQA> - fast forward to 6:50*

### 1. Model/Type/Condition/Location

Good	Fair	Poor	N/A	NI
X				

Observations: *gas. Bradford White - Defender. 40 gallon. 40,000 BTU*

### 2. TPRV

Good	Fair	Poor	N/A	NI
	X			

Observations: *T&P relief valve is missing extension pipe.*

### 3. Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *copper*

### 4. Venting

Good	Fair	Poor	N/A	NI
		X		

Observations: *Vent pipe is touching combustible materials. Recommend re routing the pipe or installing a proper shielding to eliminate the potential fire hazard. . This could allow for a backdraft and a built up of dangerous CO gas in the living area. **Vent pipe touching combustible materials - fire hazard***



improper clearance to combustible materials

5. Gas Valve

Good	Fair	Poor	N/A	NI
X				

Observations: *located on the right side of the water heater*



FYI - gas shutoff location - and missing T&P valve extension

6. Overflow Condition

Good	Fair	Poor	N/A	NI
			X	

Materials: *none*

**Electrical**

The electrical inspection encompasses the inspection of the service entrance, service conductors, proper clearance, rating and condition of the main panel, grounding and bonding, branch wiring, double tapping, open spaces or missing breakers or fuses, and any other potentially dangerous conditions.

**Recommendations:** *Any problems or perceived problems with an electrical system in the house should be left to a licensed professional and dealt with in a timely manner. However, common sense should always be used in the daily use of electrical appliances and outlets. Never overload the circuits by the use of multiple heavy wattage appliances on the same circuit. Do not use multiple appliances on the single extension cord. Only use the extension cord when absolutely*

necessary, and make sure that the cord is rated for the appliance being use. Many appliances should never be used with extension cords. Please check the manufacturers recommendation on the appliance before using the extension cord. Test your GFCI and AFCI monthly, by pressing the test and reset button. If you do not have the GFCI in your bathrooms or kitchen areas, have the qualified electrician update the receptacles to GFCI's.

### 1. Service cable Feeds

Good	Fair	Poor	N/A	NI
X				

### 2. Condition

Good	Fair	Poor	N/A	NI
X				

Materials: Aluminum 200 Amp

### 3. Electrical Panel condition

Good	Fair	Poor	N/A	NI
X				

Main panel location: copper buss. Cutler Hammer 200 Amps  
Type: Sub Panel Location: . by main  
Observations: functional



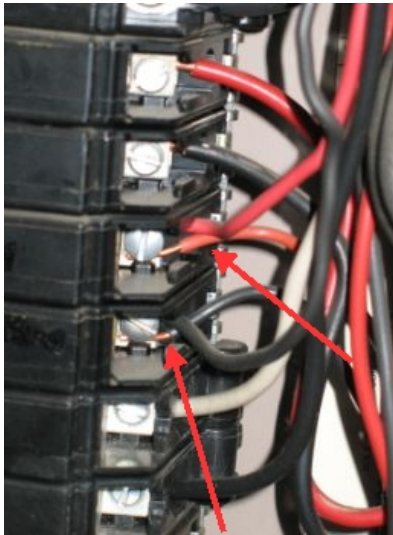
located in the NE corner of the basement -arrow points to a main disconnect

### 4. Breakers

Good	Fair	Poor	N/A	NI
	X			

Materials: copper  
Observations: 30A breaker in OFF position. multi wires to one breaker. multi wires to one breaker





multi wires to one breaker

## DWV (Drain / Waste / Vent)

The waste lines inspection consist of a visual inspection of the DWV (drain, waste, vent) pipe type and their condition, proper pitch, and presence of any leaks.

Recommendations DWV pipes should never be used to hang items from, or as a storage shelf. Many people often use it as such, especially when it runs along the walls of the basement at a convenient high. Because DWV carries waste water, any leaks should be corrected immediately to prevent any bacterial spread and dangerous mold growth such as stachybotris also known as black mold.

### 1. Waste condition

Good	Fair	Poor	N/A	NI
X				

Materials: PVC into Cast iron

Observations: venting through the roof

## Water Supply

The inspection involves determining the type of water supply, (well or city), type of supply pipe present, the condition of the water meter if present, jumper presence and the physical location of the meter.

Recommendations: The supply pipe that the water meter is mounted on carries all of the water that's being used in the house. Because that water comes from underground piping and is colder than the surrounding air, the surface of the pipe tends to condensate and drip water onto the floor. It is important to insulate the supply pipe at the entry into the house. If you notice, especially in the summer on humid days, that there is condensation on the pipe farther up the line, then additional pipe insulation should be added, for the full distance of condensation occurrence. If the condensation is throughout the basement piping, all faucet, toilets and water outlets should be checked for active leaks. It might also be necessary to run dehumidifier in the basement area.

### 1. Water source

Materials: municipal water

### 2. condition

Good	Fair	Poor	N/A	NI
	X			

Pipe type: 3/4" copper

Location: basement right

Observations: no bond jumper present



water main shutoff

### Gas / Oil Supply

Here we determine the type and source of fuel, location of the oil tank if present, location of the gas meter if present and check for any fuel leaks.

*Recommendations: Areas around the gas meter and gas shutoff valve or oil tank and oil shutoff valve need to be kept accessible at all times. Any detected or apparent gas leaks should be immediately reported to your gas utility company. Any oil spills during filter changes should be promptly cleaned up. During the yearly maintenance of the furnace/boiler, fuel storage tanks should also be inspected for leaks and corrosion.*

#### 1. Main Gas Valve Condition

Good	Fair	Poor	N/A	NI
X				

Location: north side. exterior of structure  
 Observations: natural gas



natural gas - main shutoff

#### 2. Condition

Good	Fair	Poor	N/A	NI
			X	

### 3. Fuel & CO leaks

Condition: *Tested - none present*  
 . Locations tested include: . main gas valve and piping. connections to water heater. any visible threaded or union connection of the gas pipe. CO presence tested in the . basement, utility area

### Garage

The garage is part of a general home inspection, and we inspect the same elements as we do in the main house structure. In the case of an attached garage, we are especially concerned about the fire ratings of the house entrance door and the condition of the firewalls, as well as any fuel burning appliance installation.

Recommendations: *The garage should never be used to store any flammable materials. An attached garage is designed with a fire rated ceiling, walls and separation doors. There should be a minimum of a 4" step, up to an adjacent living area according to modern building codes. This is to prevent any flammable fumes from drifting into the living area.. Any combustion operated devices such as furnace/boiler, gas hot water heater etc., must be elevated 24" above the surface of the floor. Self closing doors should not be left open by any means of obstruction. Vehicles should not be left running in the garage as they produce high levels of carbon monoxide which is deadly. Turn the ignition off as soon as you pull in or drive out immediately after starting the vehicle. Do not let it idle and warm up in the garage. Proper lubrication of the garage doors will assure smooth and safe operation. Any worn parts should be replaced, as not to cause damage to other components. Safety stop and eye sensors on the opener operated garage doors are adjustable and should be kept in proper working order. Regular checks and testing is necessary.*

### 1. Roof Condition

Good	Fair	Poor	N/A	NI
	X			

Materials: *1 sloped roof. 1 under unit*

Materials: *rolled roofing*

Observations: *weathered, walked on, remaining useful life: 2-4 years left with proper maintenance*

### 2. Rafters & Ceiling

Good	Fair	Poor	N/A	NI
	X			

Observations: *cracked rafters, probably due to a snow weight on the roof.*

*Recommend repairs by a qualified contractor.*



cracked rafters

### 3. Walls

Good	Fair	Poor	N/A	NI
		X		

Observations: *missing drywall tape. no firewalls present. missing fire resistant drywall, constitutes a safety hazard*



missing drywall in areas

### 4. Flooring Condition

Good	Fair	Poor	N/A	NI
X				

Materials: *blacktop*

### 5. Window Condition

Good	Fair	Poor	N/A	NI
			X	

### 6. Garage Door Condition

Good	Fair	Poor	N/A	NI
	X			

Materials: *sectional wooden overhead door with glass*

### 7. Garage Opener Status

Good	Fair	Poor	N/A	NI
X				

### 8. Garage Door's Reverse Status

Good	Fair	Poor	N/A	NI
X				

### 9. Electrical

Good	Fair	Poor	N/A	NI
X				

### 10. Exterior Door

Good	Fair	Poor	N/A	NI
			X	

**11. Fire Door**

Good	Fair	Poor	N/A	NI
X				

Observations: *house entry door present - fire rated*

**12. Foundation**

Good	Fair	Poor	N/A	NI
X				

Observations: *concrete block, part of the house structure,*

**13. Siding**

Good	Fair	Poor	N/A	NI
X				

Observations: *same as the house*

**Approximate Cost Estimates**

Minor repairs required during the first year of occupancy:

- exterior foundation cracks.....\$ 150.00 - \$250.00
- caulking and siding repair.....\$ 100.00 - \$250.00
- plumbing corrections.....\$ 250.00 - \$450.00
- window wells replacement.....\$ 150.00 - \$350.00
- roof repairs.....\$ 150.00 - \$300.00
- other miscellaneous repairs.....\$ 150.00 - \$200.00

Total approximate cost .....\$ 950.00 - \$ 1800.00

Please remember that this is just a best guess of the costs of repairs by an inspector. Actual cost estimates need to be obtained from licensed professionals.

Larger necessary repairs such as electrical panel and other electrical issues if any, roof replacements or any damages sustained by leaks, systems that are currently not operational or are at the end of their useful life cycle and are noted in the inspection report, costs of possible ACM removals are not included in the costs above. Those cost estimates should be obtained from qualified and licensed professionals.

All cost estimates should be obtained prior to closing.



## Conclusion

I am glad to report to you, that the inspected property appears to be in a good condition. The property appears to have been well maintained with many new improvements present, that were done in good workmanship.

Like with every other property, there are some small deficiencies and some safety hazards discovered. Safety issues are pointed out in the Summary section for an easy overview, and they should be addressed before the closing of the property, as some of these issues may be the responsibility of the seller.

**WDO** - Inspection for the presence of WDO involves visual inspection of readily accessible components of the structure that are susceptible to WDI attacks such as areas near the ground, crawl space, basement and attic areas. Any issues discovered would be incorporated into the report as well as they would show up in the summary page at the end of the report. I found no evidence of the presence of termites, shelter tubes, frass or WDI insects body parts. This is not a warranty or a guaranty, as parts of the basement are finished and were not accessible for an inspection.

**Well test** report was incorporated into water supply section.

**Septic dye test** was performed according to the standard protocol. Dye was introduced into the system through the 2nd bathroom toilet. Outflow was verified. Single outflow/single septic system present. Septic system was loaded with a flow of 4gal per minute for 60 continuous minutes - for a total load of 240 gallons. No evidence of dye or/and surfacing effluent was detected. Septic system has passed the test.

**Radon and water quality test results** will be forwarded to you as soon as they are available.

Please understand that this inspection is a snapshot in time, and the conditions of the home and systems can and do change. Any system or part of the system can fail. This report is not a guarantee or warranty of the structure or any system therein. I have tried to make this report as clear as possible and I hope that the findings and the recommendations were helpful to you in understanding your new property. We always recommend to do a final walk through prior to closing.

If you were satisfied with the inspection and report, I would appreciate if you let your realtor, mortgage broker and your friends who are planning on buying or selling a house, know about your satisfaction with us and recommend us to them for the future transactions.

We recommend that you retain the report for future reference and important information about the location of gas/electric/water shutoffs, and other helpful maintenance information regarding your new property. To find out more info on environmental issues such as radon, asbestos, mold, water, safety, children's health etc., you can go to :

(clickable link) [http://www.prime-inspect.com/index.php?p=1\\_4\\_Links](http://www.prime-inspect.com/index.php?p=1_4_Links)

Should you need any further inspections or testing such as mold sampling, water quality testing, radon testing, septic system dye test etc. please feel free to contact me.

I have included extra photos at the end of the report to give you a better sense of the property. If you have any questions regarding the deficiencies discovered, please feel free to call me anytime.

Best wishes.

With regards,

Frank

Note: This report is a property of Prime Inspections and the Client that has purchased the report, and it shall not be relied upon or be used by any means, by any other party in any other transaction without specific permission from Prime Inspections and the report's purchaser.

## Report Summary

The summary below consists of potentially significant findings. These findings identify safety hazards, a deficiency requiring a major expense to correct, or items I would like to draw extra attention to. Please review all of the pages of the report, as the summary alone, does not explain all of the findings. We recommend that all repairs should be done by a licensed professional and all estimates be obtained prior to closing on the property.

Grounds		
Page 2 Item: 4	Stairs & Handrail	<i>loose step and missing spindle pose a safety and trip hazard. The missing spindle creates a condition where a child could get trapped and seriously injured. Immediate correction is needed.</i>
Attic		
Page 9 Item: 5	Electrical	<i>improper electrical installations</i>
Kitchen		
Page 16 Item: 11	GFCI	<i>1 GFCI by the microwave not operational, correction needed by licenced electrician</i>
Bedrooms		
Page 20 Item: 9	Electrical	<i>open ground outlet in upstairs right bedroom,</i>
Water Heater		
Page 24 Item: 2	TPRV	<i>T&amp;P relief valve is missing extension pipe.</i>
Page 25 Item: 4	Venting	<i>Vent pipe touching combustibile materials - fire hazard</i>
Electrical		
Page 27 Item: 4	Breakers	<i>multi wires to one breaker</i>
Garage		
Page 30 Item: 3	Walls	<i>missing fire resistant drywall, constitutes a safety hazard</i>