

**Home Inspections, Inc.**  
6 Highland Avenue  
Queensbury, NY 12804  
518-792-4237



**Site Location:**  
2730 County Route 17  
North Rapids, NY

**Client:**  
Cindy Robins  
12 Schubert Lane  
Wilmington, VT 06907

**Inspection Date:** 11/24/2003

**Job Number:** 241

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Summary

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# Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed a qualified contractor should correct them.

**LANDSCAPING:** Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.

**Site:** Sloping

**Vegetation:** Shrubs  
**Condition:** **Overgrown shrubbery ---** Shrubbery is overgrown. The shrubbery should be cut back to allow additional air circulation.

**Rating:** Maintenance Required

**PAVED AREAS:** This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.

**Sidewalks:** Slate  
**Condition:** **Mortar damage ---** Damaged, open, or eroding mortar joints were observed. Repair properly and monitor on a regular basis.

**Trip hazards (deck) ---** There are trip hazards located on the deck that require attention.

**Rating:** Maintenance Required

**Steps:** Slate, Metal  
**Condition:** **Mortar damage ---** Damaged, open, or eroding mortar joints were observed. Repair properly and monitor on a regular basis.

**Location: front**  
**Rusted ---** Rust was observed. This area should be carefully repaired and repainted.

**Rating:** Maintenance Required  
**Location: porch**

**Driveway:** Asphalt, Gravel  
**Condition:** **Settlement ---** Settlement was noted. This is caused by compaction of the soil underneath. Some settlement is expected and is not a problem if it is even. Uneven settling can cause displacement.

**Major cracks in driveway ---** Major cracks were noted in the driveway surface. Monitor and repair as needed.

**Rating:** Marginal

**SIDING/TRIM:** Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.

**Siding:** Cement Asbestos  
**Condition:** **Physical damage ---** Physical damage was noted and should be repaired.  
**Location: several places**

**Paint failing ---** The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. When repainting, treat all painted surfaces applied before 1978 as lead based. Local paint suppliers can offer proper procedures for removal.

**Loose siding ---** Siding is loose and should be repaired.

**Missing sections ---** Sections are missing and should be repaired to help prevent water penetration.

**Rating:** Maintenance Required  
**Location: at deck**

**Trim:** Wood  
**Condition:** **Paint failing** --- The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. When repainting, treat all painted surfaces applied before 1978 as lead based. Local paint suppliers can offer proper procedures for removal.  
**Dry rot** --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.  
**Location:** above stone column at entry  
**Rating:** Maintenance Required

**PORCH/DECK:** Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

**Porch:** Screened  
**Location:** second floor  
Enclosed  
**Location:** first floor  
**Condition:** **Dry rot** --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.  
**Location:** base of wood columns & 2x4 window dividers  
**Rating:** Maintenance Required

**Patio:** Concrete  
**Rating:** Acceptable

**Deck:** First Level  
**Condition:** **Missing hangers** --- Support hangers are missing. Joist and/or headers need metal support hangers at their ends to help prevent displacement of the framing.  
**Dry rot** --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.  
**Location:** decking  
**Not bolted** --- Structure does not appear to be properly lag bolted to the building. Ring joist/box joist should be lag bolted to the building to help prevent displacement.  
**Rating:** Maintenance Required

**WINDOWS:** Windows are an important part of the structure, gaining and losing more heat than any other element.

**Type:** Wood  
**Condition:** **Paint failing** --- The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. When repainting, treat all painted surfaces applied before 1978 as lead based. Local paint suppliers can offer proper procedures for removal.  
**Location:** throughout  
**Dry rot** --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.  
**Location:** front dining picture window  
**Rating:** Maintenance Required

**Glazing:** Single Glass, Insulated Glass  
**Condition:** **Glazing failing** --- The glazing or putty is failing around the glass, which helps prevent heat loss. These areas should be repaired.  
**Location:** several  
**Rating:** Maintenance Required

**Storms:** Wood, Metal  
**Rating:** Acceptable

**DOORS:**

Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

**Entry:**

Metal, Wood

**Condition:**

**Cracked pane** --- Window pane is cracked. This is a potential hazard and should be corrected as soon as possible.

Location: cellar

**Dry rot** --- Dry rot is decomposition in seasoned wood caused by fungi.

Recommend repair of affected area as needed.

Location: doors casings & sill at lounge

**Rating:**

Maintenance Required

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# Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed a qualified contractor should correct them.

**STYLE:** The predominant roof style of the structure.

**Type:** Hip

**COVERING:** Covering material is partially a matter of taste, but performs the vital function of keeping water out of the structure. The life of roofing material can vary greatly depending on geographic area and estimates of remaining life (if given) are ESTIMATES.

**Material:** Single Membrane, Slate, Roll Roofing, Asphalt Shingle  
**Condition:** **Missing/cracked shingle ---** Roof has missing or cracked shingle(s) that should be replaced. Water penetration could occur. Monitor and repair as needed.  
Location: slate roofs  
**Replacement needed ---** Roofing appears to be at or near the end of its general usefulness. You should anticipate replacing the roof covering in the near future.  
Location: roll roofing  
**Rating:** Maintenance Required

**SEEN FROM:** This section describes the method the inspector used to examine the roof and obviously affect the ability to observe any conditions.

**Method:** Binoculars

**GENERAL:**

**Weather:** Clear

**OVERHANG:** Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.

**Fascia:** Wood  
**Condition:** **Paint failing ---** The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. When repainting, treat all painted surfaces applied before 1978 as lead based. Local paint suppliers can offer proper procedures for removal.  
**Rating:** Maintenance Required

**Soffits:** Wood  
**Condition:** **Paint failing ---** The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. When repainting, treat all painted surfaces applied before 1978 as lead based. Local paint suppliers can offer proper procedures for removal.  
**Rating:** Maintenance Required

**DRAINAGE:**

This section covers the items used to move the water shed by the roof away from the structure. Water falling too close to the foundation can cause undermining, settlement and leaks into the structure if present.

**Type:** Metal  
**Condition:** **Open gutter joint ---** Open joint in the gutter was observed. Repair in order to prevent possible water penetrations.  
**Location:** entry  
**Rating:** Maintenance Required

**Down Spouts:** Metal  
**Rating:** Acceptable

**VENTILATION:**

The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.

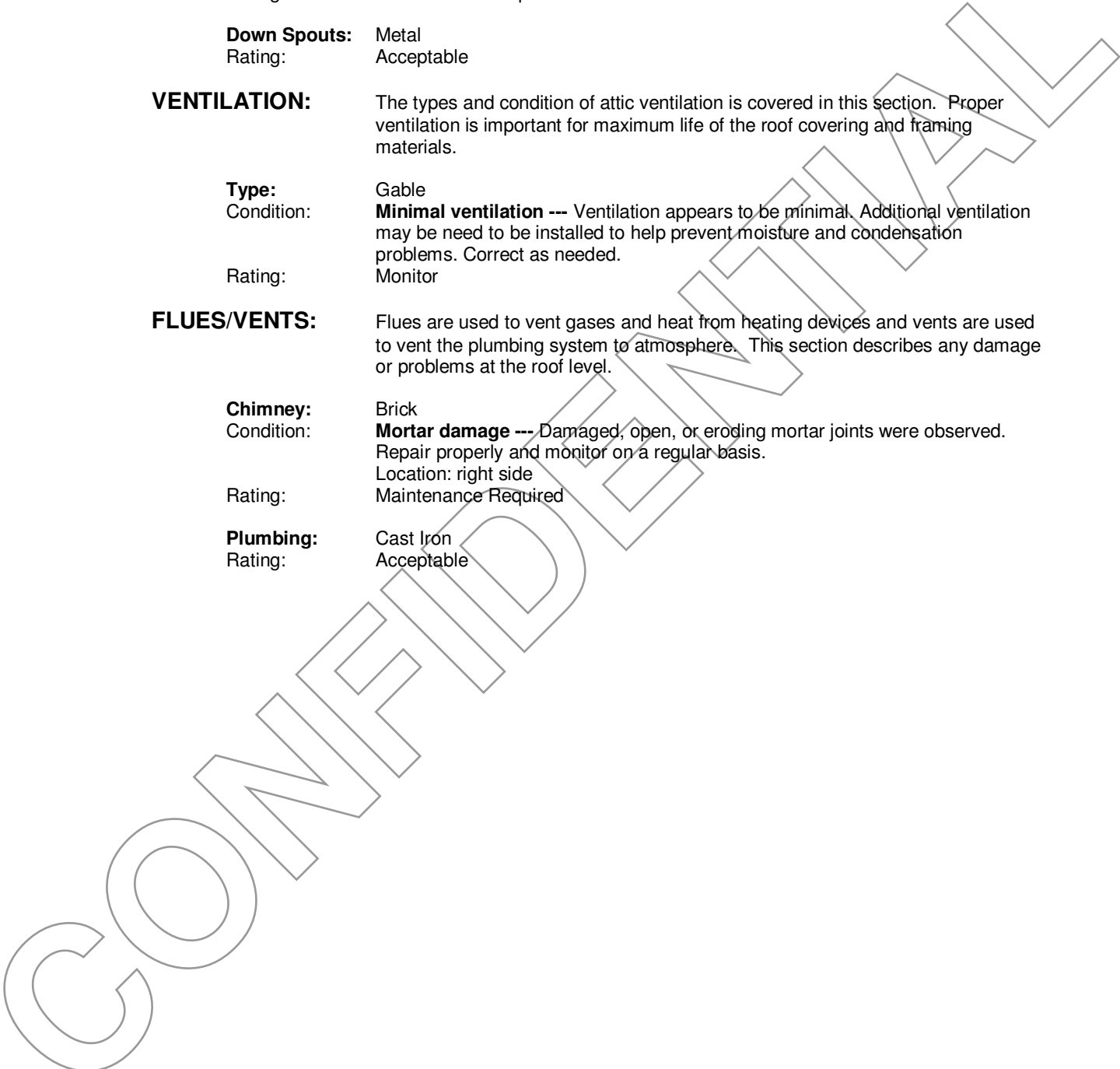
**Type:** Gable  
**Condition:** **Minimal ventilation ---** Ventilation appears to be minimal. Additional ventilation may be need to be installed to help prevent moisture and condensation problems. Correct as needed.  
**Rating:** Monitor

**FLUES/VENTS:**

Flues are used to vent gases and heat from heating devices and vents are used to vent the plumbing system to atmosphere. This section describes any damage or problems at the roof level.

**Chimney:** Brick  
**Condition:** **Mortar damage ---** Damaged, open, or eroding mortar joints were observed. Repair properly and monitor on a regular basis.  
**Location:** right side  
**Rating:** Maintenance Required

**Plumbing:** Cast Iron  
**Rating:** Acceptable



## Foundation / Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed a qualified contractor should correct them.

**ACCESS:** This section describes the restrictions (if any) to the inspection of the foundation. If severe restrictions existed, they should be overcome and a reinspection performed.

**Access:** Restricted  
**Condition:** **Limited access** --- There was limited access or entry to this area. All items in this area were not fully inspected.  
Location: crawl space  
**Insulated ceilings** --- Some ceilings are insulated and prevented complete inspection of areas above the insulation.  
Location: cellar, porch  
**Coating on foundation** --- Walls are covered with a foundation coating. The condition of the foundation under the coating was not determined.

**FOUNDATION:** This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

**Type:** Crawl Space, Cellar

**Materials:** Block, Stone  
**Rating:** Acceptable

**FLOORS:** This section covers the floors, primarily in the areas of support and construction. Floor coverings are discussed in other sections.

**Joist:** Solid Wood  
**Rating:** Acceptable

**Beam:** Solid Wood  
**Rating:** Acceptable

**Sub Floor:** Wood Boards  
**Rating:** Acceptable

**Column:** Steel  
**Condition:** **Temporary support** --- Temporary support was observed. Replace with support of proper material placed on proper bearing material.  
Location: cellar  
**Rating:** Monitor

**Foundation:** Masonry, Earth  
**Condition:** **Cracked slab (major)** --- Concrete slab has major cracks and should be repaired.  
**Settlement** --- Settlement was noted. This is caused by compaction of the soil underneath. Some settlement is expected and is not a problem if it is even. Uneven settling can cause displacement.  
**Rating:** Monitor

**WATER CONTROL:** In many areas of the country it may be almost impossible to prevent some water entry into basements or crawlspaces. Proper water control reduces the amount of water entry and provides for its removal.

**Methods:** Sump Pump  
**Condition:** **Sump dry** --- The sump was dry at the time of inspection. Keep all sumps properly capped to reduce the risk of injury and the entrance of radon or vermin.  
**Open sump pit** --- Sump pit is open. All sump pits should have a proper cover to help prevent the infiltration of radon gases.  
**Motor ok (sump)** --- Sump pump motor did run when level switch was momentarily activated. However, no determination was made of the pumping capability.

**WALLS:** This section reports on the exterior walls of the building above the foundation and the bulkhead (if any).

**Exterior:** Frame  
**Rating:** Acceptable

**Bulkhead:** Wood  
**Condition:** **Active water** --- Active water penetrations were noted at the time of the inspection. Recommend the source be determined and corrected to prevent further occurrence.  
Location: cellar  
**Rating:** Maintenance Required

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# Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed a qualified electrician should correct them.

<b>SERVICE:</b>	Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.
<b>Type:</b>	Overhead
<b>Entrance Mat:</b>	Copper
<b>Rating:</b>	Acceptable
<b>Ground:</b>	Water Line, Buried Electrode
<b>Bond:</b>	Bonding Screw
<b>Rating:</b>	Acceptable
<b>MAIN PANEL:</b>	This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.
<b>Type:</b>	Breaker
<b>Condition:</b>	<b>Double tap</b> --- Some circuits in the panel are double lugged. (They have more than one electrical conductor attached to them) These circuits should be separated with individual protection to eliminate possible overloading and power outage. <b>Over fusing</b> --- The panel has over fusing. This means that one or more circuits have a fuse or circuit breaker that is too large for the wire connected to it. This is a potentially dangerous situation. Have an electrician inspect the panel and correct.
<b>Rating:</b>	Unsafe
<b>Location:</b>	Cellar
<b>Amp Rating:</b>	200
<b>Volts:</b>	120/240
<b>SUB PANEL:</b>	Auxiliary or subpanels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.
<b>Type:</b>	Breaker
<b>Condition:</b>	<b>Double tap</b> --- Some circuits in the panel are double lugged. (They have more than one electrical conductor attached to them) These circuits should be separated with individual protection to eliminate possible overloading and power outage. <b>Over fusing</b> --- The panel has over fusing. This means that one or more circuits have a fuse or circuit breaker that is too large for the wire connected to it. This is a potentially dangerous situation. Have an electrician inspect the panel and correct.
<b>Rating:</b>	Unsafe
<b>Location:</b>	Cellar
<b>Amp Rating:</b>	100
<b>Volts:</b>	120/240

**SUB PANEL:**

Auxiliary or subpanels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.

**Type:** Breaker

**Condition:** **Bonded to neutral** --- The neutral terminal bar is bonded to the sub panel. The bond should be removed to limit the potential for fire or shock hazard.

**Double tap** --- Some circuits in the panel are double lugged. (They have more than one electrical conductor attached to them) These circuits should be separated with individual protection to eliminate possible overloading and power outage.

**No 4 wire feed** --- The neutral conductor of the feeder cable in the sub panel is not fully insulated as required. Recommend a proper feeder cable be installed.

**No separate ground bar** --- There is no separate equipment grounding conductor terminal bar in the sub panel as required. One should be installed and bonded to the panel case for termination of equipment grounding conductors.

**Rating:** Unsafe

**Location:** Third Level

**Amp Rating:** 100

**Volts:** 120/240

**BRANCH WIRING:**

This is the wiring that makes up the bulk of electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.

**Type:** Knob and tube, Metallic (BX), Romex

**Condition:** **Splice not enclosed** --- Splices have been made in wires and have not been properly enclosed. This could be hazardous and should be repaired as soon as possible.

Location: cellar

**Open junction box** --- Open junction box was observed. All junction boxes should be covered.

Location: under porch, cellar, attic

**Lampcord wiring** --- Lamp cord was observed. This type of wiring should not be used as permanent wiring and should be properly rewired.

Location: attic

**Rating:** Maintenance Required

**Material:** Aluminum, Copper

**Condition:** **Large aluminum conductors** --- Larger circuits have aluminum conductors. (8 gauge or larger). This is not uncommon. If proper connectors are used at each termination, this type of wiring should not cause any problems.

**Rating:** Acceptable

**INTERIOR COMP:** The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.

**Receptacles:**

Condition: **Loose receptacle** --- Electrical receptacle was observed to be loose. The receptacle should be properly reattached in order to prevent a shock hazard.  
Location: Albert

**Non grounding receptacles** --- Older two- slot receptacles are in the building. It is recommended that older two-slot outlets be updated to the newer grounded three-slot outlets where possible, and that the three-slot to two-slot adapters not be used on any outlet.

Location: several

**Open ground** --- Receptacle indicates an open ground and should be corrected.

Location: Edward

Rating: Maintenance Required

**Closet Lights:**

Condition: **Exposed closet light** --- Exposed incandescent light is in closet. Surface mounted incandescent closet lights should be installed with a minimum clearance of 12" between the fixture lamp and the nearest point of storage area. This should be corrected.

Location: several

Rating: Unsafe

**GFI:**

Condition: **GFCI ok** --- Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.

**Detector:**

Condition: **Smoke detector present** --- Smoke detector(s) were noted. Be sure to check the detector(s) as suggested by manufacturer.

**EXTERIOR COMP:** Exterior components add convenience but have additional hazards because of the presence of water.

**Receptacles:**

Condition: **GFCI needed** --- The inspector suggests a GFCI for this location to reduce the risk of shock. These Ground Fault Current Interrupters are relatively inexpensive.

**No cover plate** --- Cover plate was observed to be missing from electrical outlet. All outlets should be covered in order to avoid shock hazards from exposed wires.

**Non grounding receptacles** --- Older two- slot receptacles are in the building. It is recommended that older two-slot outlets be updated to the newer grounded three-slot outlets where possible, and that the three-slot to two-slot adapters not be used on any outlet.

Rating: Unsafe

# Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed a qualified plumber should repair them.

- WASTE/WATER:** This section describes the type of water supply and waste system for the structure.
- Waste Type:** Private
- Water Type:** Public
- MAIN SUPPLY:** This section covers the type and material of the main water supply. Learn where your shutoff valve is! If a supply line ruptures extensive water damage can occur rapidly.
- Material:** Galvanized  
**Rating:** Acceptable
- Shutoff:** Cellar
- Size:** 1 1/4"
- SUPPLY PIPING:** This is the potable water used for drinking and cooking needs.
- Piping Mat:** Copper, Galvanized  
**Rating:** Acceptable
- Flow:** Adequate
- WASTE PIPING:** This is the water that is disposed of from toilets, sinks and other plumbing fixtures.
- Piping Material:** Cast Iron, Copper, Galvanized, Plastic  
**Rating:** Acceptable
- Flow:** Adequate
- HOT WATER:** The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.
- Type:** Oil
- Condition:** **Unprotected fuel line ---** Fuel line to furnace/boiler is unprotected and should be corrected to prevent possible rupture and leak.
- Rating:** Maintenance Required
- Size:** 40

## Heating / Fireplace

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed a qualified heat technician should correct them.

**LOCATION:** All heating equipment should be serviced annually.

**Location:** Cellar

**WARM AIR:** Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.

**Furnace:** Forced Air  
**Condition:** **Fired ok** --- Turned up thermostat, unit started and was functional.

**Duct:** Metal  
**Condition:** **Possible asbestos** --- Insulation was observed which may contain asbestos. This is not dangerous unless it breaks down and is inhaled or ingested. Consider having it removed or encapsulated.  
Location: cellar, under front porch  
**Uninsulated duct** --- The inspector noted uninsulated ducts in areas where insulation is recommended. Correct as needed.  
Location: under front porch  
**Open duct** --- Open duct was noted in system. Openings in ductwork should be sealed.  
Location: cellar  
**Rating:** Maintenance Required

**Filters:** Disposable  
**Condition:** **Filter dirty** --- Systems air filter is dirty, and should be cleaned or replaced.  
**Rating:** Maintenance Required

**FUEL:** This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.

**Fuel Type:** Oil  
**Condition:** **Oil tank** --- Fuel oil is stored in a tank.  
Location: cellar

**Unprotected fuel line** --- Fuel line to furnace/boiler is unprotected and should be corrected to prevent possible rupture and leak.  
**Rating:** Unsafe

**Fuel Valve:** at tank  
**Rating:** Acceptable

**SPACE HEATING:** Unlike central heating, space heating heats only a space or room within the structure. Always follow manufacturer's procedures and safety precautions when operating any type of space heating.

**Space Heat:** Electric Baseboard, Electric Space  
**Condition:** **No heat source each room** --- Some areas do not have heat source. Depending on your needs additional heat may be needed.  
**Not all working** --- Not all was working and should be repaired.  
Location: office on third floor  
**Rating:** Maintenance Required

**THERMOSTAT:** This section reports the type, location, and the condition of the thermostat for the primary heating system of the structure.

**Type:** Mechanical  
**Rating:** Acceptable

**HEATING FLUES:** This section reports on the type and condition of the heating system flues.

**Type:** Metal  
**Rating:** Acceptable

**FIREPLACE  
STOVE:**

This section reports on both masonry and manufactured fireplaces. Flues are rated only to the extent of the type of flue material used, not the condition of the flues as that can only be inspected by using special equipment as used by Chimney Sweeps.

**Fireplace:** Wood Burning  
**Comments:** Fireplaces have never been used by owners. Recommend chimneys be checked by chimney sweep if you intend using them.  
**Rating:** Maintenance Required

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# Kitchen

If any conditions are listed in this section a qualified contractor should correct them.

- EXHAUST FAN:** This section describes the type and function of the kitchen exhaust in use.
- Type:** Above Range, Wall Mounted  
**Condition:** **Not operational ---** The appliance did not work when switch was turned on.  
Check and repair as needed.  
Location: wall mount  
**Rating:** Maintenance Required
- FLOORING:** The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.
- Type:** Block tile  
**Rating:** Acceptable
- CABINETS:** The proper amount of cabinets is a matter of personal taste. This inspection is restricted to their overall condition and installation.
- Material:** Wood  
**Rating:** Acceptable
- COUNTERTOP:** Overall condition and type of countertop(s) are noted in this section.
- Material:** Laminate, Wood  
**Rating:** Acceptable
- APPLIANCES:** Appliances are covered in this section with respects to functionality only.
- Not Inspected**
- FIXTURES:** The type and condition of the kitchen fixtures is reported in this section.
- Sink:** Double bowl sink, Single bowl sink  
**Rating:** Acceptable
- LAUNDRY:** Laundry items are inspected if present.
- Dryer:** Electric  
**Condition:** **Vents to interior ---** The appliance exhaust is venting into interior. The vent should vent directly to exterior as too much moisture will accumulate and could be detrimental to building components.  
**Rating:** Maintenance Required

# Bath

If any conditions are listed a qualified professional should correct them.

## BATH 1:

**Tub/Shower:** Tub  
Condition: **Stopper not working ---** Stopper was not functioning properly and should be repaired.  
Location: Alexander  
Rating: Maintenance Required

**Fixtures:** Vanity, Wall hung  
Condition: **Missing shutoffs ---** Water supplies to the fixture do not have shutoff valves. Installation of shutoff valves should be considered for future servicing.  
Location: men & ladies  
**Stopper not working ---** Stopper was not functioning properly and should be repaired.  
Location: men's room, Edward V11  
Rating: Maintenance Required

**Ventilation:** Fan, Window  
Condition: **No ventilation ---** No ventilation was noted. Adequate air circulation is very important to help prevent rot and should be installed.  
Location: Disraeli  
Rating: Maintenance Required

**Toilet:** Water tank type  
Condition: **Missing shutoff ---** Water supply to the toilet does not have a shutoff valve. A shutoff valve should be considered for future servicing.  
Location: ladies  
Rating: Marginal

**Floor:** Carpet, Sheet vinyl  
Rating: Acceptable

## Interior / Attic

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed a qualified contractor should be consulted.

**FLOORS:** Floor covering types and conditions are reported if there are other than cosmetic problems. For example, loose floor covering can be a tripping hazard.

**Type:** Carpet, Sheet vinyl, Wood  
**Rating:** Acceptable

**WALLS:** The type, material and integrity of the interior walls are reported on a representative basis only.

**Type:** Paneling, Plaster, Wood  
**Condition:** **Peeling paper** --- Peeling wallpaper was noted, which could be a sign of excessive moisture. Repair as needed.  
Location: Alexander  
**Loose plaster** --- Plaster is loose or falling and may need repair.  
Location: several places  
**Rating:** Maintenance Required

**CEILINGS:** The type, material and integrity of the ceilings are reported on a representative basis only.

**Type:** Plaster, Suspended, Tile, Wood  
**Condition:** **Physical damage** --- Physical damage was noted and should be repaired.  
Location: front porch  
**Stained** --- The material is stained. Some stains may be very difficult to remove. Before repairing, be sure the source of the stain has been located and cured.  
Location: third floor  
**Rating:** Maintenance Required

**DOORS:** The interior doors are reported on a representative basis.

**Type:** Wood  
**Condition:** **Door stuck** --- Door is stuck and did not open properly. The door should be repaired.  
Location: several  
**Rating:** Maintenance Required

**RAILS/STAIRS:** Rails and Stairs are inspected in this section. Loose or missing stairs or rails can be hazardous.

**Rails:** Hand rails  
**Condition:** **Missing handrails** --- Stairs with more than three risers should have a handrail. Railings should also be provided for open sides of stairs.  
Location: cellar  
**Rating:** Unsafe

**ATTIC:**

The attic is inspected (if possible) for roof support structure, and insulation. Although the attic insulation may be acceptable, the greater the insulating value along with proper attic ventilation and moisture control will lessen the chance of ice dams

**Roof Framing:**

Rafters

Condition: **Water stains ---** Water stains were noted. Stains are evidence of prior water penetrations.

Rating: Monitor

**Sheathing:**

Wood Boards

Condition: **Water stains ---** Water stains were noted. Stains are evidence of prior water penetrations.

Rating: Monitor

**Insulation:**

Fiberglass

Condition: **Missing insulation ---** Insulation is missing. Recommend missing insulation be installed to lower heat loss.

Location: several places

Rating: Maintenance Required

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# Wood Destroying Insect Infestation Inspection Report

This is not a structural damage report. This form may not be altered.

Company's Business Lic. \_\_\_\_\_

FHA / VA Case No. (if any): \_\_\_\_\_

## Section I. General Information

Home Inspections, Inc.  
6 Highland Avenue Queensbury, NY 12804  
518-792-4237

2730 County Route 17  
North Granville, NY

Inspector's Name: Tony LoCascio

Structure(s) Inspected: House

**Section II. Inspection Findings** This report is indicative of the condition of the subject structure(s) on the date of the inspection only and is not to be construed as an express or guarantee against latent, concealed, or future infestation or defects. Any such warranty or service agreement to provide future treatment or inspections may be provided as a separate attachment and only if indicated in Section IV. **See Section IX on side 2 for important information.** Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- a. **No Visible** evidence of a wood destroying insect infestation was observed.
- b. **Visible evidence** of a wood destroying insect infestation was observed as follows:
- Live insects: (description and location): \_\_\_\_\_
- Insect parts, frass, exit holes or shelter tubes; (description and location): \_\_\_\_\_
- Damage from wood destroying insects was noted in the following area(s): \_\_\_\_\_

Regarding visible evidence of wood destroying insects: The inspector may find wood which has been damaged by insects. Any damage noted should be considered only as evidence of current or previous infestation of wood destroying insects. If box b is checked above, it should be understood that some degree of damage, including hidden damage, may be present. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair. Upon receipt of this report, the Seller or the Seller's Agent shall notify the Buyer that any damage should be examined by a qualified individual to determine the need for repair.

Any visible evidence observed above appears:

- Active; treatment recommended at this time (Note: FHA and VA require treatment for all active infestations)
- Inactive: no treatment recommended at this time
- Activity and need for treatment cannot be determined without further investigation. Reason: \_\_\_\_\_

In many cases, based upon visible signs of infestation by wood destroying insects, it is not possible without benefit of subsequent inspections and evaluations over a period of time to ascertain whether an infestation is active or inactive. If a warranty or service agreement is in effect, the company which issued the warranty or service agreement should be contacted. If no warranty or service agreement is in effect the inspecting company or another company may provide treatment if requested and permitted by regulations, for an additional fee.

- It appears that the structure(s) or a portion thereof may have been previously treated. Evidence of previous treatment: \_\_\_\_\_

This company can give no assurances with regard to work that may have been previously performed by other companies. The company which treated the property should be contacted by the Buyer for treatment and warranty information.

**Section III. Treatment** was/is scheduled to be performed by the inspecting company:

Treatment Description: \_\_\_\_\_

Yes  No Date: \_\_\_\_\_

**Section IV. Attachments** The following listed attachments are integral parts of this inspection report

**Section V. Obstructions & Inaccessible Areas** The following areas of the structure(s) inspected were obstructed or inaccessible (see item 4 on side 2):

- Basement 5, 14
- Crawl Space 11
- Main Level \_\_\_\_\_
- Attic \_\_\_\_\_
- Garage \_\_\_\_\_
- Exterior \_\_\_\_\_
- Porch 5
- Addition \_\_\_\_\_
- Other \_\_\_\_\_

The inspector may write out inaccessible areas or use the following key.

- |                         |                         |
|-------------------------|-------------------------|
| 1. fixed ceilings       | 12. only visual access  |
| 2. suspended ceilings   | 13. no access beneath   |
| 3. fixed wall covering  | 14. cluttered condition |
| 4. floor covering       | 15. standing water      |
| 5. insulation           | 16. dense vegetation    |
| 6. cabinets or shelving | 17. exterior coverings  |
| 7. stored items         | 18. window well covers  |
| 8. furnishings          | 19. wood pile           |
| 9. appliances           | 20. snow                |
| 10. no access or entry  | 21. unsafe conditions   |
| 11. limited access      |                         |

**Section VI. Additional Comments** (see side 2)

**Section VII. Inspector's** Neither I nor the company for which I am acting: have had, presently have, or contemplate having any interest in the property.

Certification or Registration No: (if applicable)  
C5833586

Date of Inspection:  
4/5/09

Signature: \_\_\_\_\_

**Section VIII. Statement of Buyer & Seller:** This report is integral to, and a necessary part of the inspecting company's full disclosure as to the scope and inherent limitations of the inspection and report of finding. It is most important that the interested parties acknowledge this advice. The Seller hereto agrees that all know property history information regarding WDI infestation, damage from infestation, and treatment history has been disclosed to the Buyer.

Signature of  Seller(s)  Owner(s)  
(If refinancing) X

Date: \_\_\_\_\_

The undersigned hereby acknowledges receipt of a copy of this report

Buyers Signature: X

Date: \_\_\_\_\_

This report must be signed by the Buyer and Seller as applicable. A legible copy of this signature page must be returned to the inspecting company by the person ordering this inspection.

# Summary

## Exterior

### LANDSCAPING

#### Vegetation

Shrubs

**Condition:** Overgrown shrubbery

**Maintenance Required**

### PAVED AREAS

#### Sidewalks

Slate

**Condition:** Mortar damage

**Condition:** Trip hazards(deck)

**Maintenance Required**

#### Steps

Slate

Metal

**Condition:** Mortar damage

Location: front

**Condition:** Rusted

Location: porch

**Maintenance Required**

#### Driveway

Asphalt

Gravel

**Condition:** Settlement

**Condition:** Major cracks in driveway

**Marginal**

### SIDING/TRIM

#### Siding

Cement Asbestos

**Condition:** Physical damage

Location: several places

**Condition:** Paint failing

**Condition:** Loose siding

**Condition:** Missing sections

Location: at deck

**Maintenance Required**

#### Trim

Wood

**Condition:** Paint failing

**Condition:** Dry rot

Location: above stone column at entry

**Maintenance Required**

### PORCH/DECK

#### Porch

Screened

Location: second floor

Enclosed

Location: first floor

**Condition:** Dry rot

Location: base of wood columns & 2x4

window dividers

**Maintenance Required**

## Deck

First Level

**Condition:** Missing hangers

**Condition:** Dry rot

Location: decking

**Condition:** Not bolted

**Maintenance Required**

### WINDOWS

#### Type

Wood

**Condition:** Paint failing

Location: throughout

**Condition:** Dry rot

Location: front dining picture window

**Maintenance Required**

#### Glazing

Single Glass

Insulated Glass

**Condition:** Glazing failing

Location: several

**Maintenance Required**

### DOORS

#### Entry

Metal

Wood

**Condition:** Cracked pane

Location: cellar

**Condition:** Dry rot

Location: doors casings & sill at lounge

**Maintenance Required**

## Roof

### COVERING

#### Material

Single Membrane

Slate

Roll Roofing

Asphalt Shingle

**Condition:** Missing/cracked shingle

Location: slate roofs

**Condition:** Replacement needed

Location: roll roofing

**Maintenance Required**

### OVERHANG

#### Fascia

Wood

**Condition:** Paint failing

**Maintenance Required**

#### Soffits

Wood

**Condition:** Paint failing

**Maintenance Required**

## DRAINAGE

### Type

Metal

**Condition:** Open gutter joint

Location: entry

**Maintenance Required**

## FLUES/VENTS

### Chimney

Brick

**Condition:** Mortar damage

Location: right side

**Maintenance Required**

## Foundation / Structure

## WALLS

### Bulkhead

Wood

**Condition:** Active water

Location: cellar

**Maintenance Required**

## Electrical

## MAIN PANEL

### Type

Breaker

**Condition:** Double tap

**Condition:** Over fusing

**Unsafe**

## SUB PANEL

### Type

Breaker

**Condition:** Double tap

**Condition:** Over fusing

**Unsafe**

### Type

Breaker

**Condition:** Bonded to neutral

**Condition:** Double tap

**Condition:** No 4 wire feed

**Condition:** No separate ground bar

**Unsafe**

## BRANCH WIRING

### Type

Knob and tube

Metallic (BX)

Romex

**Condition:** Splice not enclosed

Location: cellar

**Condition:** Open junction box

Location: under porch, cellar, attic

**Condition:** Lampcord wiring

Location: attic

**Maintenance Required**

## INTERIOR COMP

### Receptacles

**Condition:** Loose receptacle

Location: Albert

**Condition:** Non grounding receptacles

Location: several

**Condition:** Open ground

Location: Edward

**Maintenance Required**

### Closet Lights

**Condition:** Exposed closet light

Location: several

**Unsafe**

## EXTERIOR COMP

### Receptacles

**Condition:** GFCI needed

**Condition:** No cover plate

**Condition:** Non grounding receptacles

**Unsafe**

## Plumbing

## HOT WATER

### Type

Oil

**Condition:** Unprotected fuel line

**Maintenance Required**

## Heating / Fireplace

## WARM AIR

### Duct

Metal

**Condition:** Possible asbestos

Location: cellar, under front porch

**Condition:** Uninsulated duct

Location: under front porch

**Condition:** Open duct

Location: cellar

**Maintenance Required**

### Filters

Disposable

**Condition:** Filter dirty

**Maintenance Required**

## FUEL

### Fuel Type

Oil

**Condition:** Oil tank

Location: cellar

**Condition:** Unprotected fuel line

**Unsafe**

## SPACE HEATING

### Space Heat

Electric Baseboard  
Electric Space  
**Condition:** No heat source each room  
**Condition:** Not all working  
Location: office on third floor  
**Maintenance Required**

## FIREPLACE STOVE

### Fireplace

Wood Burning  
**Comments:** Fireplaces have never been used by owners. Recommend chimneys be checked by chimney sweep if you intend using them.  
**Maintenance Required**

## Kitchen

### EXHAUST FAN

#### Type

Above Range  
Wall Mounted  
**Condition:** Not operational  
Location: wall mount  
**Maintenance Required**

### LAUNDRY

#### Dryer

Electric  
**Condition:** Vents to interior  
**Maintenance Required**

## Bath

### BATH 1

#### Tub/Shower

Tub  
**Condition:** Stopper not working  
Location: Alexander  
**Maintenance Required**

#### Fixtures

Vanity  
Wall hung  
**Condition:** Missing shutoffs  
Location: men & ladies  
**Condition:** Stopper not working  
Location: men's room, Edward V11  
**Maintenance Required**

## Ventilation

Fan  
Window  
**Condition:** No ventilation  
Location: Disraeli  
**Maintenance Required**

### Toilet

Water tank type  
**Condition:** Missing shutoff  
Location: ladies  
**Marginal**

## Interior / Attic

### WALLS

#### Type

Paneling  
Plaster  
Wood  
**Condition:** Peeling paper  
Location: Alexander  
**Condition:** Loose plaster  
Location: several places  
**Maintenance Required**

### CEILINGS

#### Type

Plaster  
Suspended  
Tile  
Wood  
**Condition:** Physical damage  
Location: front porch  
**Condition:** Stained  
Location: third floor  
**Maintenance Required**

### DOORS

#### Type

Wood  
**Condition:** Door stuck  
Location: several  
**Maintenance Required**

### RAILS/STAIRS

#### Rails

Hand rails  
**Condition:** Missing handrails  
Location: cellar  
**Unsafe**

### ATTIC

#### Insulation

Fiberglass  
**Condition:** Missing insulation  
Location: several places  
**Maintenance Required**