

Home Inspections, Inc.
6 Highland Avenue
Queensbury, NY 12804



Site Location:
50 Elm Street
Saratoga Springs, NY 12866

Client:
Checklist Client
74 State Route 4
Fort Edward, NY 12845

Inspection Date: 9/23/2004

Job Number: 300

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.

ACCESS:

This section describes the aspects, which limit the inspection (if any). If any restrictions are noted throughout the report, reinspection may be needed after overcoming the restrictions.

Access: Restricted

Conditions: **Stored items** --- There were stored items that prevented the inspector from totally inspecting this area.

Location: garage

LANDSCAPING:

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

Site: Level

PAVED AREAS:

This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.

A MG D M U WR

Sidewalks: Concrete, Pavers

A MG D M U WR

Driveway: Asphalt

SIDING/TRIM:

Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.

A MG D M U WR

Siding: Vinyl

Conditions: **Hole** --- Hole(s) were noted which are large enough to require repair.

Location: rear

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.

A MG D M U WR

Deck: First Level

Conditions: **Missing hangers** --- Joist and/or headers need metal support hangers at their ends to help prevent displacement of the framing. Hangers of the proper size should be installed and all nail holes provided in hangers should be fastened with specific joist hanger nails.

Location: rear

Acceptable (A)-Marginal (MG)-Defective (D)-Monitor (M)-Unsafe (U)-Work Required (WR)

WINDOWS:

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

A MG D M U WR **Type:** Metal

A MG D M U WR **Glazing:** Single Glass

A MG D M U WR **Storms:** Metal

A MG D M U WR **Shutters:** Vinyl

DOORS:

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

A MG D M U WR **Entry:** Metal

A MG D M U WR **Storm Door:** Metal
Conditions: **Lock repair ---** Lock does not operate properly and should be repaired.

A MG D M U WR **Other:** Hinged Patio

GARAGE:

Standard inspections cover only attached garages and carports. They are not considered habitable and conditions are reported accordingly.

A MG D M U WR **Garage:** Attached Garage

Conditions: **Hole in firewall ---** Firewalls slow down the spread of fire between the garage and the living space and Today's standards require this type of construction. All penetrations in fire rated walls should be sealed to insure their integrity and the occupants safety.
Location: window

Cars: 1

A MG D M U WR **Doors:** Metal

A MG D M U WR **Opener:** Automatic

Acceptable (A)-Marginal (MG)-Defective (D)-Monitor (M)-Unsafe (U)-Work Required (WR)

Roof

This report is based on 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: Gable

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: Asphalt Shingle

Conditions: **Roof ok ---** Roof appears to be satisfactory, which means it may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

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: Light Rain

OVERHANG:

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

A MG D M U WR

Fascia: Metal

A MG D M U WR

Soffits: Vented Soffit

Conditions: **Loose trim ---** Trim is loose and should be repaired.

Location: garage

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.

A MG D M U WR

Type: Ridge, Soffit

Acceptable (A)-Marginal (MG)-Defective (D)-Monitor (M)-Unsafe (U)-Work Required (WR)

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.

A MG D M U WR **Chimney:** Metal

A MG D M U WR **Plumbing:** Plastic

SKYLIGHTS:

A MG D M U WR **Type:** Fixed Unit

Acceptable (A)-Marginal (MG)-Defective (D)-Monitor (M)-Unsafe (U)-Work Required (WR)

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
Conditions: **Insulation ---** Insulation prevented a thorough inspection of areas.
Location: crawl space

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.

A MG D M U WR

Type: Piers
Conditions: **Not tied down ---** New standards require manufactured homes be fastened in place to prevent shifting during certain weather conditions. When this home was built this was not a requirement. Recommend tie down straps be installed.

A MG D M U WR

Materials: Block

FLOORS:

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

A MG D M U WR

Beam: Built-up wood
 TJI
Location: garage

A MG D M U WR

Column: Steel
Location: garage
Conditions: **Column not bolted ---** Support columns are not fastened to prevent lateral displacement in accordance with standard practice. Suggest they be fastened properly.
Location: garage
Questionable post footings --- Post footings appear to be questionable. The inspection does not include inaccessible areas such as buried footings and it is recommended that these footing areas be monitored for displacement and repaired as needed.

Acceptable (A)-Marginal (MG)-Defective (D)-Monitor (M)-Unsafe (U)-Work Required (WR)

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.

SERVICE:

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.

Type: Underground

A MG D M U WR

Entrance Mat: Aluminum

Ground: Buried Electrode

A MG D M U WR

Bond: Bonding Screw

MAIN PANEL:

This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

A MG D M U WR

Type: Breaker

Location: Exterior

Amp Rating: 100

Volts: 120/240

BRANCH WIRING:

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

A MG D M U WR

Type: Romex

Conditions: **Inappropriate wire ---** The inspector noted inappropriate wire type for the location. This can create a hazardous situation and should be repaired.

Location: AC unit

Needs fastening --- Wiring is dangling and should be properly fastened.

Location: crawl space

Exposed RX --- Type NM/ NM-B romex cable is permitted in dry locations for both concealed and exposed work where protected from physical damage. In addition, the cable shall not be subject to excessive moisture or dampness.

Location: AC unit

A MG D M U WR

Material: Copper

Acceptable (A)-Marginal (MG)-Defective (D)-Monitor (M)-Unsafe (U)-Work Required (WR)

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:

Conditions: **Recept ok** --- Using a circuit tester, grounding type receptacles were randomly checked and correct wiring was indicated.

A MG D M U WR

GFCI/AFCI:

Conditions: **No GFCI** --- There is no GFCI (ground fault circuit interrupter) protection noted on some of the interior outlets. GFCIs are recommended in kitchens counter top outlets, bathrooms, spas, garages, unfinished basements, and crawl spaces.

Detector:

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

CO detector present --- Carbon monoxide detector(s) noted. Be sure to maintain detector(s) in conformance with the manufacturer's instructions.

Acceptable (A)-Marginal (MG)-Defective (D)-Monitor (M)-Unsafe (U)-Work Required (WR)

Plumbing

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

ACCESS:

This section covers restrictions (if any) to the inspection of the plumbing system. If restricted be sure to have plumbing checked when reactivated.

Access: Restricted
Conditions: **Insulation ---** Insulation prevented a thorough inspection of areas.
Location: on main pipe

WASTE/WATER:

This section describes the type of water supply and waste system for the structure.

Waste Type: Community

Water Type: Community

SUPPLY PIPING:

This is the potable water used for drinking and cooking needs.

A MG D M U WR

Piping Mat: Plastic

Flow: Adequate

WASTE PIPING:

This is the waste disposed of from toilets, sinks, and other plumbing fixtures.

A MG D M U WR

Piping Material: Plastic

Flow: Adequate

HOT WATER:

The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

A MG D M U WR

Type: Electric

Size: 40

Acceptable (A)-Marginal (MG)-Defective (D)-Monitor (M)-Unsafe (U)-Work Required (WR)

Heating

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.

SERVICE:

All heating equipment should be serviced annually.

Location: Closet

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

Conditions: **Fired ok** --- Turned on switch, unit started and was functional.

A MG D M U WR

Duct: Flexible

A MG D M U WR

Filters: Washable

FUEL:

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

Fuel Type: Oil

A MG D M U WR

Fuel Valve: at tank

THERMOSTAT:

This section reports the type and condition of the thermostat for the primary heating system of the structure.

A MG D M U WR

Type: Programmable

HEATING FLUES:

This section reports on the type and condition of the heating system flues.

A MG D M U WR

Type: Metal

FIREPLACE**STOVE:**

This section reports on 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.

Acceptable (A)-Marginal (MG)-Defective (D)-Monitor (M)-Unsafe (U)-Work Required (WR)

A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified technician should correct them.

UNIT TYPE:

Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.

Type: Central
Conditions: **AC ok ---** Turned down thermostat, system started and was functional.

EQUIPMENT

LOCATION:

All air conditioning equipment should be serviced annually.

Location: Exterior

DUCTS:

Ducts are the air conductors and are often used commonly by heating and air conditioning.

Type: Flexible

ELECTRICAL:

A MG D M U WR

Disconnect: No Service Switch

Conditions: **No switch noted ---** Shut-off switch is important for safety and a proper switch should be installed.

Acceptable (A)-Marginal (MG)-Defective (D)-Monitor (M)-Unsafe (U)-Work Required (WR)

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.

A MG D M U WR

Type: Above Range

FLOORING:

The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.

A MG D M U WR

Type: Sheet vinyl

CABINETS:

The proper amount of cabinets is a matter of personal taste. This inspection is restricted to their overall condition and installation.

A MG D M U WR

Material: Wood

COUNTERTOP:

Overall condition and type of countertop(s) are noted in this section.

A MG D M U WR

Material: Laminate

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.

A MG D M U WR

Sink: Double bowl sink

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Bath

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

BATH 1:

A MG D M U WR
Tub/Shower: Tub

A MG D M U WR
Fixtures: Vanity
Conditions: **Stopper not working ---** Stopper was not functioning properly and should be repaired.

A MG D M U WR
Ventilation: Fan, Window

A MG D M U WR
Toilet: Water tank type

A MG D M U WR
Floor: Sheet vinyl

BATH 2:

A MG D M U WR
Tub/Shower: Tub

A MG D M U WR
Fixtures: Vanity

A MG D M U WR
Ventilation: Fan

A MG D M U WR
Toilet: Water tank type

A MG D M U WR
Floor: Carpet

Acceptable (A)-Marginal (MG)-Defective (D)-Monitor (M)-Unsafe (U)-Work Required (WR)

Interior

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.

ACCESS:

This section covers restrictions, (if any) to the inspection of the interior. Most common problems are lack of access because of personal property in the way or recent remodeling which may have covered previous flaws.

Access: Restricted
Conditions: **Attic inaccessible** --- The attic was inaccessible to the inspector.
Furnishings --- Furnishings prevented the inspector from totally inspecting the area.

FLOORS:

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

A MG D M U WR

Type: Carpet, Sheet vinyl

WALLS:

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

A MG D M U WR

Type: Paneling, Wallboard

CEILINGS:

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

A MG D M U WR

Type: Ceiling Board

DOORS:

The interior doors are reported on a representative basis.

A MG D M U WR

Type: Composite

Conditions: **Door stuck** --- Door is stuck and did not open or close properly. The door should be repaired.

Location: several

Door rubs --- Door rubs at bottom. Undercutting door is needed to help prevent undo flooring wear.

Location: master bedroom

Need adjustment --- Door operates improperly and needs adjustment.

Location: front bedroom

Acceptable (A)-Marginal (MG)-Defective (D)-Monitor (M)-Unsafe (U)-Work Required (WR)