

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



**Site Location:**  
50 Elm Street  
Saratoga Springs, NY 12866

**Client:**  
Ed Sullivan  
74 State Route 4  
Fort Edward, NY 12845

**Inspection Date:** 1/7/2004

**Job Number:** 99

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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.

**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  
**Condition:** **Snow and/or ice ---** Snow and/or ice was present, which prevented the inspector from totally inspecting some areas.

**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

**Vegetation:** Trees  
**Condition:** **Overhanging branches ---** Overhanging tree branches are too close to the roof. Air circulation and sunlight help prevent deterioration of roof components. Recommend branches be trimmed back to alleviate this condition.  
**Rating:** Maintenance Required

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

**Steps:** Masonry Steps, Access Ramp  
**Rating:** Acceptable

**Driveway:** Asphalt

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

**Siding:** Vinyl, Brick  
**Condition:** **Mortar damage ---** Damaged, open, or eroding mortar joints were observed. Repair properly and monitor on a regular basis.  
Location: several places  
**Hole ---** A hole was noted which is large enough to require repair.  
Location: vinyl right side porch  
**Comments:** Bathroom vent has fell off and is laying on side porch deck.  
**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:** Open  
**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.  
**Decking lifting ---** Decking is lifted beyond a degree that is considered normal for this type of installation and creates a possible tripping hazard. Repair as needed.  
Location: decks at right side  
**Rating:** Maintenance Required

**WINDOWS:**

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

**Type:**

Wood, Vinyl

**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 a decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.

Location: cellar

**Rating:**

Maintenance Required

**Glazing:**

Single Glass, Insulated Glass

**Condition:**

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

Location: cellar

**Rating:**

Maintenance Required

**Storms:**

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

**Rating:**

Acceptable

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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.

<b>ACCESS:</b>	This section describes the limitations for access to the roof (if any). If severely limited, a reinspection should be performed once the restrictions have been removed or overcome.
<b>Access:</b>	Restricted
<b>Condition:</b>	<b>Snow and/or ice ---</b> Snow and/or ice was present, which prevented the inspector from totally inspecting some areas.
<b>STYLE:</b>	The predominant roof style of the structure.
<b>Type:</b>	Gable
<b>COVERING:</b>	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.
<b>Material:</b>	Single Membrane, Slate, Asphalt Shingle
<b>Condition:</b>	<b>Multiple layers ---</b> There are multiple layers of shingles. In some areas this is not permitted. Keep in mind the next time the shingles need replacement the cost will be substantially higher. Location: rear <b>Missing/cracked shingle ---</b> Roof has missing or cracked shingles that should be replaced. Water penetration could occur. Monitor and repair as needed.
<b>Rating:</b>	Maintenance Required
<b>SEEN FROM:</b>	This section describes the method the inspector used to examine the roof and obviously affect the ability to observe any conditions.
<b>Method:</b>	Binoculars
<b>GENERAL:</b>	
<b>Weather:</b>	Clear
<b>OVERHANG:</b>	Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.
<b>Fascia:</b>	Wood
<b>Condition:</b>	<b>Paint failing ---</b> 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.
<b>Rating:</b>	Maintenance Required
<b>Soffits:</b>	Wood
<b>Condition:</b>	<b>Missing sections ---</b> Sections are missing and should be repaired to help prevent water penetration. Location: rear
<b>Rating:</b>	Maintenance Required

**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:**

None

**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:**

Marginal

**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

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# 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:** **Snow and/or ice ---** Snow and/or ice was present, which prevented the inspector from totally inspecting some areas.  
**Limited visual access ---** There was only limited visual access to this area.  
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.

**Type:** Crawl Space, Cellar  
**Condition:** **Wood piles ---** There are wood piles in this area, which may attract wood destroying insects.  
Location: cellar

**Materials:** 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  
**Condition:** **Need hangers ---** Joists and/or headers need metal hangers at their ends to help prevent twisting or displacement.  
Location: at stairwell  
**Wood in soil ---** Untreated wood is in soil contact. Wood in soil contact may rot and/or attract wood destroying insects. This condition should be corrected.  
Location: crawl space  
**Rating:** Maintenance Required

**Beam:** Solid Wood, Built-up wood  
**Rating:** Acceptable

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

**Column:** Steel, Wood  
**Condition:** **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.  
**Rating:** Monitor

**Foundation:** Masonry  
Location: cellar  
Earth  
Location: crawl space

**Condition:** **No vapor barrier ---** No vapor barrier on dirt. A vapor barrier is important for the reduction of moisture in this area and should be added.

Location: crawl space  
**Rating:** Maintenance Required

**INSULATION:**

Floor and wall insulation is examined where visible.

**Floor:**

Fiberglass

Location: crawl space

**Condition:**

**Falling insulation** --- Portions of the insulation is falling from its original position. Have the affected areas reattached properly.

Location: crawl space

**Vapor barrier reversed** --- Insulation seems to be improperly installed. The vapor barrier should always face the heated surface. If condensation is noted in the future correction may be necessary.

Location: crawl space

**Minimal insulation** --- Minimal insulation was noted. Additional insulation should be installed to lower heat loss.

**No box insulation** --- Perimeter box/joist insulation should be installed to lessen the heat loss.

Location: cellar

**Rating:**

Maintenance Required

**WALLS:**

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

**Exterior:**

Frame

**Rating:**

Acceptable

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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.

**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:** Overhead

**Entrance Mat:** Aluminum  
**Rating:** Acceptable

**Ground:** Water Line, Buried Electrode  
**Rating:** Acceptable

**Bond:** Bonding Screw  
**Rating:** Acceptable

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

**Type:** Breaker  
**Rating:** Acceptable

**Location:** Cellar

**Amp Rating:** 200

**Volts:** 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  
**Rating:** Acceptable

**Location:** Cellar

**Amp Rating:** 100

**Volts:** 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:** **Inadequate working clearances** --- A minimum working clearance of 36" in front of equipment at least 30" wide should be provided for servicing. This condition should be corrected.

**Rating:** Maintenance Required

**Location:** Closet

**Amp Rating:** 200

**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.

**Type:** Romex  
Knob and tube  
Location: rear attic  
Conduit

**Condition:** **Exposed wiring** --- The inspector observed exposed wiring. All wiring should be concealed within the structure or properly housed in protective enclosures. Have a qualified electrician correct this condition.  
Location: first floor  
**Open junction box** --- Open junction box was observed. All junction boxes should be covered.  
Location: cellar  
**Needs fastening** --- Conduit is dangling and should be properly fastened.  
Location: cellar

**Rating:** Maintenance Required

**Material:** Copper, Aluminum

**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:** **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.  
Location: several places

**Rating:** Maintenance Required

**GFI:**

**Condition:** **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.

**Rating:** Unsafe

**Detector:**

**Condition:** **No CO detector** --- As of 3/6/03 every one and two family home, co-op or condo constructed or offered for sale requires a functioning carbon monoxide detector.

**Rating:** Unsafe

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

**Receptacles:**

**Condition:** **GFCI broken** --- The Ground Fault Current Interrupter is broken. Its safety capabilities are therefore eliminated. Repair or replace.  
Location: front

# 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:** Public

**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:** Brass  
**Rating:** Acceptable

**Shutoff:** Cellar

**Size:** 3/4"

**SUPPLY PIPING:** This is the potable water used for drinking and cooking needs.

**Piping Mat:** Copper  
**Rating:** Acceptable

**Flow:** Adequate

**WASTE PIPING:** This is the waste disposed of from toilets, sinks and other plumbing fixtures.

**Piping Material:** Cast Iron, Copper, 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:** Natural Gas  
**Condition:** **Flue missing screws** --- Flue pipe is missing screws at its joints. Screws should be added to prevent separation of the flue pipe sections.  
Location: both heaters

**Relief pipe short** --- Temperature/pressure relief valve extension pipe appears to be missing or too short. This pipe should extend to within 6" above floor level.  
Location: both heaters

**Rating:** Unsafe

**Size:** 30, 40

# 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:** Cellar

**Age:** 1 to 2 yrs

**HYDRONIC:** Hydronic systems circulate hot water or steam throughout the living spaces.

**Boiler:** Forced Hot Water

**Condition:** **Fired ok** --- Turned up thermostats, units started and were functional.

**Circulators:** Three

**Rating:** Acceptable

**Distribution:** Baseboard

**Rating:** Acceptable

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

**Fuel Type:** Natural Gas

**Fuel Valve:** at boiler

**Rating:** Acceptable

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

**Type:** Mechanical  
Location: second floor  
Programmable  
Location: first floor

**Rating:** Acceptable

**Zones:** 3

**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 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:** Fireplace is not use and sealed up therefore, it was not inspected.

## 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.

**ACCESS:** This section describes the limitations (if any) of the air conditioning inspection.

**Access:** Restricted

**Condition:** **Below 60 degrees ---** To test the unit without causing possible damage to the compressor the ambient temperature needs to be above 60 degrees for the past 24 hours.

**Snow and/or ice ---** Snow and/or ice was present, which prevented the inspector from totally inspecting some areas.

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

**Type:** Central

### 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, Metal

**Rating:** Acceptable

**Filters:** Disposable

**Rating:** Acceptable

### ELECTRICAL:

**Disconnect:** Weatherproof

**Rating:** Acceptable

# Kitchen

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

**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  
**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:** Single bowl sink  
**Condition:** **Active leak ---** Active leak was noted. The source of the leak should be determined and corrected to prevent further occurrence.  
Location: second floor sprayer  
**Rating:** Maintenance Required

**Other:** Bar Sink  
**Condition:** **Water to fixture off ---** Water to the fixture was off which prevented testing for proper operation.  
Location: first floor room 2 cold water  
**Rating:** Maintenance Required

**LAUNDRY:** Laundry items are inspected if present.

**Sink:** Single bowl sink  
**Rating:** Acceptable

# Bath

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

## BATH 1/2:

**Fixtures:** Wall hung  
**Condition:** **Active leak ---** Active leak was noted. The source of the leak should be determined and corrected to prevent further occurrence.  
Location: room 1 trap  
**Rating:** Maintenance Required

**Ventilation:** Fan  
**Rating:** Acceptable

**Toilet:** Water tank type  
**Rating:** Acceptable

**Floor:** Sheet vinyl  
**Rating:** Acceptable

## BATH 1:

**Tub/Shower:** Tub  
**Condition:** **Diverter not working ---** Shower diverter was not functional and needs repair.  
Location: first floor rear bathroom  
**Rating:** Maintenance Required

**Fixtures:** Vanity  
**Condition:** **Loose faucet ---** Faucet is loose and should be mounted properly to help prevent future leaks.  
**Rating:** Maintenance Required

**Ventilation:** Fan, Window  
**Rating:** Acceptable

**Toilet:** Water tank type  
**Rating:** Acceptable

**Floor:** Block tile  
**Rating:** Acceptable

## BATH 2:

**Tub/Shower:** Tub  
**Rating:** Acceptable

**Fixtures:** Vanity  
**Rating:** Acceptable

**Ventilation:** Fan, Window  
**Rating:** Acceptable

**Toilet:** Water tank type  
**Rating:** Acceptable

**Floor:** Sheet vinyl  
**Rating:** Acceptable

## 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.

<b>FLOORS:</b>	Floor covering types and conditions are reported, if other than cosmetic. For example, loose floor covering can be a tripping hazard.
<b>Type:</b>	Carpet, Sheet vinyl
<b>Condition:</b>	<b>Loose flooring</b> --- Areas of the flooring are loose. This can create a tripping hazard. Have the flooring repaired or replaced. Location: first floor
<b>Rating:</b>	Maintenance Required
<b>WALLS:</b>	The type, material and integrity of the interior walls are reported on a representative basis only.
<b>Type:</b>	Drywall, Plaster
<b>Condition:</b>	<b>Cracks(minor)</b> --- Some cracks were noted that are minor in nature. Small settlement cracks are a common occurrence and can be repaired, providing that the settlement has stopped. Location: second floor
<b>Rating:</b>	Maintenance Required
<b>CEILINGS:</b>	The type, material and integrity of the ceilings are reported on a representative basis only.
<b>Type:</b>	Drywall, Plaster, Tile, Suspended
<b>Condition:</b>	<b>Loose plaster</b> --- Plaster is loose or falling and may need repair. Location: second floor hall
<b>Comments:</b>	The loose plaster on second floor was probably caused by prior leaks.
<b>Rating:</b>	Maintenance Required
<b>DOORS:</b>	The interior doors are reported on a representative basis.
<b>Type:</b>	Wood
<b>Condition:</b>	<b>Door stuck</b> --- Door is stuck and did not open properly. The door should be repaired. Location: attic <b>Door rubs</b> --- Door rubs at bottom. Undercutting door is needed to help prevent undo flooring wear. Location: several on first floor
<b>Rating:</b>	Maintenance Required
<b>RAILS/STAIRS:</b>	Rails and Stairs are inspected in this section. Loose or missing stairs or rails can be hazardous.
<b>Rails:</b>	Hand rails
<b>Condition:</b>	<b>Missing handrails</b> --- Stairs with more than three risers should have a handrail. Railings should also be provided for open sides of stairs. Location: cellar, attic
<b>Rating:</b>	Unsafe
<b>Stairs:</b>	Wood
<b>Condition:</b>	<b>Loose tread</b> --- Stair treads are loose. This condition is hazardous and should be repaired as soon as possible. Location: attic
<b>Rating:</b>	Maintenance Required

**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:

**Vents in attic ---** Bathroom vent is discharging into the attic area. It is recommended that all vents be extended to exterior to prevent moisture buildup.  
Location: front attic

Rating:

Acceptable

**Sheathing:**

Plywood, Wood Boards

Condition:

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

Location: front & rear attics

Rating:

Monitor

**Insulation:**

Cellulose

Condition:

**Minimal insulation ---** Minimal insulation was noted. Additional insulation should be installed to lower heat loss.

Location: both attics

Rating:

Marginal

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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

50 Elm Street  
Saratoga Springs, NY 12866

Inspector's Name: Z Great Inspector

Structure(s) Inspected:

**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:  Yes  No      Date: \_\_\_\_\_

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

## 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
- Crawl Space 12
- Main Level
- Attic
- Garage
- Exterior
- Porch 13
- 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 Signature

Neither I nor the company for which I am acting: have had, presently have, or contemplate having any interest in the property.  
Signature: \_\_\_\_\_ Certification or Registration No: (if applicable) \_\_\_\_\_ Date of Inspection: \_\_\_\_\_

## 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) \_\_\_\_\_ Date: \_\_\_\_\_  
(If refinancing) X

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

Trees

**Condition:** Overhanging branches

**Maintenance Required**

### SIDING/TRIM

#### Siding

Vinyl

Brick

**Condition:** Mortar damage

Location: several places

**Condition:** Hole

Location: vinyl right side porch

**Comments:** Bathroom vent has fell off and is laying on side porch deck.

**Maintenance Required**

### PORCH/DECK

#### Porch

Open

**Condition:** Paint failing

**Condition:** Decking lifting

Location: decks at right side

**Maintenance Required**

### WINDOWS

#### Type

Wood

Vinyl

**Condition:** Paint failing

**Condition:** Dry rot

Location: cellar

**Maintenance Required**

#### Glazing

Single Glass

Insulated Glass

**Condition:** Cracked pane

Location: cellar

**Maintenance Required**

## Roof

### COVERING

#### Material

Single Membrane

Slate

Asphalt Shingle

**Condition:** Multiple layers

Location: rear

**Condition:** Missing/cracked shingle

**Maintenance Required**

### OVERHANG

#### Fascia

Wood

**Condition:** Paint failing

**Maintenance Required**

#### Soffits

Wood

**Condition:** Missing sections

Location: rear

**Maintenance Required**

### VENTILATION

#### Type

None

**Condition:** Minimal ventilation

**Marginal**

### FLUES/VENTS

#### Chimney

Brick

**Condition:** Mortar damage

Location: right side

**Maintenance Required**

## Structure

### FLOORS

#### Joist

Solid Wood

**Condition:** Need hangers

Location: at stairwell

**Condition:** Wood in soil

Location: crawl space

**Maintenance Required**

#### Foundation

Masonry

Location: cellar

Earth

Location: crawl space

**Condition:** No vapor barrier

Location: crawl space

**Maintenance Required**

### INSULATION

#### Floor

Fiberglass

Location: crawl space

**Condition:** Falling insulation

Location: crawl space

**Condition:** Vapor barrier reversed

Location: crawl space

**Condition:** Minimal insulation

**Condition:** No box insulation

Location: cellar

**Maintenance Required**

## Electrical

### SUB PANEL

#### Type

Breaker

**Condition:** Inadequate working clearances

**Maintenance Required**

### BRANCH WIRING

#### Type

Romex

Knob and tube

Location: rear attic

Conduit

**Condition:** Exposed wiring

Location: first floor

**Condition:** Open junction box

Location: cellar

**Condition:** Needs fastening

Location: cellar

**Maintenance Required**

### INTERIOR COMP

#### Receptacles

**Condition:** No cover plate

Location: several places

**Maintenance Required**

#### GFI

**Condition:** No GFCI

**Unsafe**

#### Detector

**Condition:** No CO detector

**Unsafe**

## Plumbing

### HOT WATER

#### Type

Natural Gas

**Condition:** Flue missing screws

Location: both heaters

**Condition:** Relief pipe short

Location: both heaters

**Unsafe**

## Kitchen

### FIXTURES

#### Sink

Single bowl sink

**Condition:** Active leak

Location: second floor sprayer

**Maintenance Required**

#### Other

Bar Sink

**Condition:** Water to fixture off

Location: first floor room 2 cold water

## Maintenance Required

## Bath

### BATH 1/2

#### Fixtures

Wall hung

**Condition:** Active leak

Location: room 1 trap

**Maintenance Required**

### BATH 1

#### Tub/Shower

Tub

**Condition:** Diverter not working

Location: first floor rear bathroom

**Maintenance Required**

#### Fixtures

Vanity

**Condition:** Loose faucet

**Maintenance Required**

## Interior

### FLOORS

#### Type

Carpet

Sheet vinyl

**Condition:** Loose flooring

Location: first floor

**Maintenance Required**

### WALLS

#### Type

Drywall

Plaster

**Condition:** Cracks(minor)

Location: second floor

**Maintenance Required**

### CEILINGS

#### Type

Drywall

Plaster

Tile

Suspended

**Condition:** Loose plaster

Location: second floor hall

**Comments:** The loose plaster on second floor was probably caused by prior leaks.

**Maintenance Required**

### DOORS

#### Type

Wood

**Condition:** Door stuck

Location: attic

**Condition:** Door rubs

Location: several on first floor  
**Maintenance Required**

**Condition:** Loose tread  
Location: attic  
**Maintenance Required**

## **RAILS/STAIRS**

### **Rails**

Hand rails

**Condition:** Missing handrails

Location: cellar, attic

**Unsafe**

### **Stairs**

Wood

## **ATTIC**

### **Insulation**

Cellulose

**Condition:** Minimal insulation

Location: both attics

**Marginal**

CONFIDENTIAL