



# Inspection Report

**Mr. John Doe**

**Property Address:**  
30-89 00 Street  
Anyplace NY 10000



30-89 42nd Street



INSPECT THIS, HOME INSPECTIONS LLC

Louis Rubino New York 16000039568  
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Wantagh, NY 11793  
516-3303870



## Table of Contents

<a href="#">Cover Page.....</a>	<a href="#">1</a>
<a href="#">Table of Contents.....</a>	<a href="#">3</a>
<a href="#">Intro Page.....</a>	<a href="#">4</a>
<a href="#">1 Roofing / Chimneys / Roof Structure and Attic</a>	<a href="#">5</a>
<a href="#">2 Exterior.....</a>	<a href="#">11</a>
<a href="#">3(A) LOWER LEVEL KITCHEN.....</a>	<a href="#">15</a>
<a href="#">3(B) UPSTAIRS KITCHEN.....</a>	<a href="#">17</a>
<a href="#">4(A) Living Room.....</a>	<a href="#">20</a>
<a href="#">4(B) Bedrooms.....</a>	<a href="#">22</a>
<a href="#">4(C) Dining Room.....</a>	<a href="#">23</a>
<a href="#">4(D) Hallway and Other Rooms.....</a>	<a href="#">25</a>
<a href="#">5(A) Basement Bath.....</a>	<a href="#">26</a>
<a href="#">5(B) First Floor Bath.....</a>	<a href="#">27</a>
<a href="#">5(C) Second Floor Bath.....</a>	<a href="#">29</a>
<a href="#">6 Structural Components.....</a>	<a href="#">31</a>
<a href="#">7 Plumbing System.....</a>	<a href="#">32</a>
<a href="#">8 Electrical System.....</a>	<a href="#">36</a>
<a href="#">9 Heating / Central Air Conditioning.....</a>	<a href="#">41</a>
<a href="#">General Summary.....</a>	<a href="#">44</a>
<a href="#">Electrical Summary.....</a>	<a href="#">52</a>
<a href="#">Plumbing Summary.....</a>	<a href="#">58</a>
<a href="#">Heating Cooling / Summary.....</a>	<a href="#">62</a>
<a href="#">Invoice.....</a>	<a href="#">64</a>
<a href="#">Agreement.....</a>	<a href="#">66</a>

<b>Date:</b> 7/16/2014	<b>Time:</b> 05:30 PM	<b>Report ID:</b> 234
<b>Property:</b> 30-89 00 Street Anyplace NY 10000	<b>Customer:</b> Mr. John Doe	<b>Real Estate Professional:</b> Mario Tsikis Citi Zone

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

#### **Standards of Practice:**

INACHI National Association of Certified Home Inspectors

#### **In Attendance:**

Customer, Seller and listing agent

#### **Type of building:**

Duplex Residential

#### **Style of Home:**

Town home

#### **Approximate age of building:**

94 yrs

#### **Home Faces:**

NW

#### **Temperature:**

75

#### **Weather:**

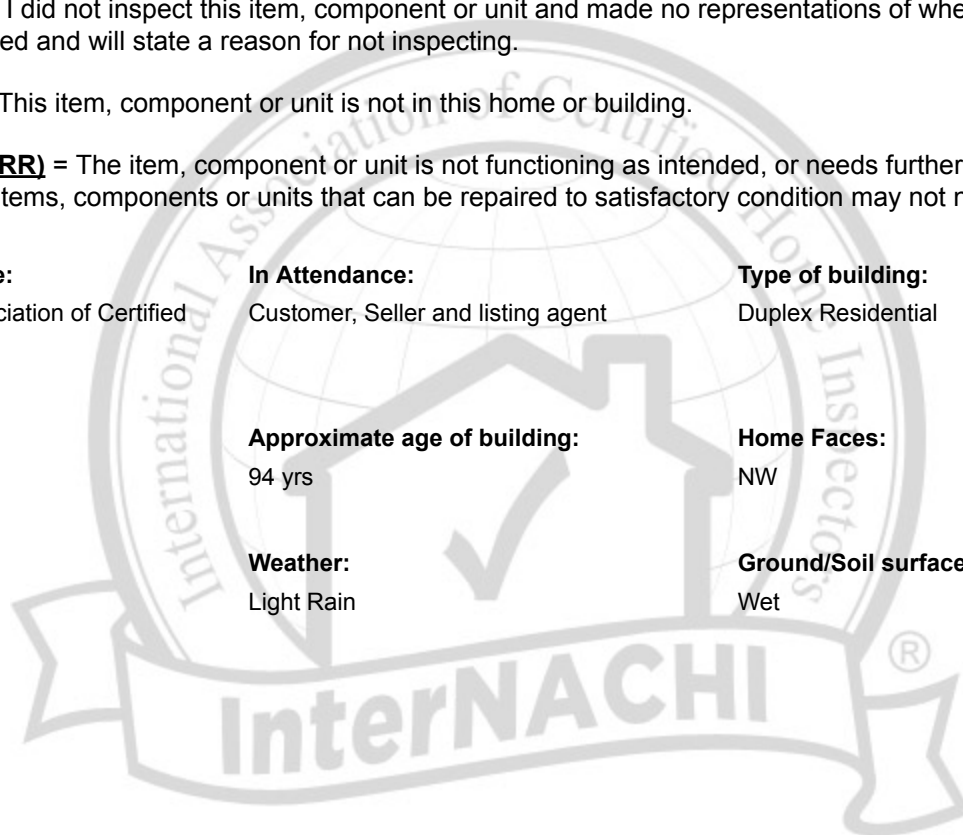
Light Rain

#### **Ground/Soil surface condition:**

Wet

#### **Rain in last 3 days:**

Yes



# 1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

<b>Viewed roof covering from:</b>	<b>Roof-Type:</b>	<b>Roof Covering:</b>
Walked roof	Flat	Asphalt/Fiberglass
<b>Chimney (exterior):</b>	<b>Sky Light(s):</b>	<b>Roof Ventilation:</b>
Brick	One	None found
<b>Method used to observe attic:</b>	<b>Roof Structure:</b>	<b>Ceiling Structure:</b>
Walked	3"x 8" Rafters	2X6
<b>Attic info:</b>	<b>Attic Insulation:</b>	
Scuttle hole	Rock wool	

## Items

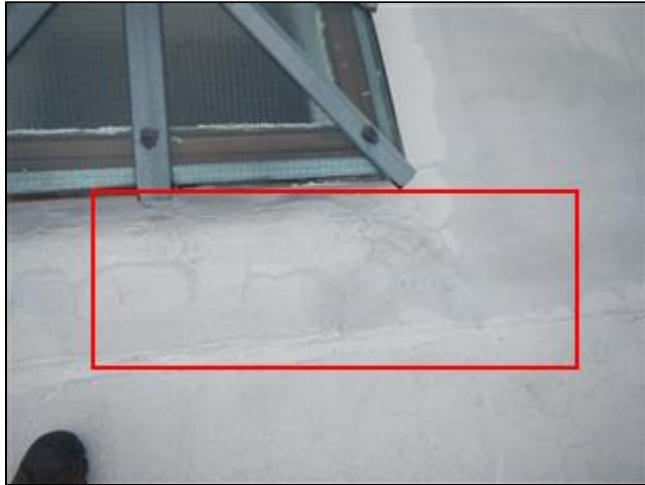
### 1.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace



**Water bubble under roof covering at rear corner of sky light and at left rear corner of roof. Recommend evaluation and repair by a licensed roofing contractor.**





1.0 Picture 1 Water bubble under roof covering at rear corner of sky light



1.0 Picture 2 Water bubble under roof covering at left rear corner of roof

### 1.1 FLASHINGS

Comments: Inspected

### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Repair or Replace

 **Ceramic Flue pipe for water heater is 6" too short.**

**Chimney blue stone cap is badly deteriorated.**

**Recommend evaluation and repair by a licensed mason contractor.**



1.2 Picture 1 Ceramic Flue pipe for water heater is 6" too short.



1.2 Picture 2 Chimney blue stone cap is badly deteriorated

### 1.3 ROOF VENTILATION

Comments: Inspected, Not Present

 **This roof is not ventilated, Recommend installation of vents to eliminate humidity and keep attic cool by a licensed roofing contractor.**



1.3 Picture 1 Roof View toward front, no vents visible



1.3 Picture 2 Roof View toward rear, no vents visible

**1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)**

Comments: Inspected

**1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)**

Comments: Inspected

**1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)**

Comments: Not Present

**1.7 INSULATION IN ATTIC**

Comments: Inspected

**Attic has blown in insulation**





1.7 Picture 1 blown in insulation



1.7 Picture 2 blown in insulation



1.7 Picture 3 blown in insulation

**1.8 VISIBLE ELECTRIC WIRING IN ATTIC**

Comments: Inspected

**1.9 Windows****Comments:** Not Present

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Brick

**Siding Material:**

Full brick

**Exterior Entry Doors:**

Steel

**Appurtenance:**

Sidewalk

**Driveway:**

Concrete

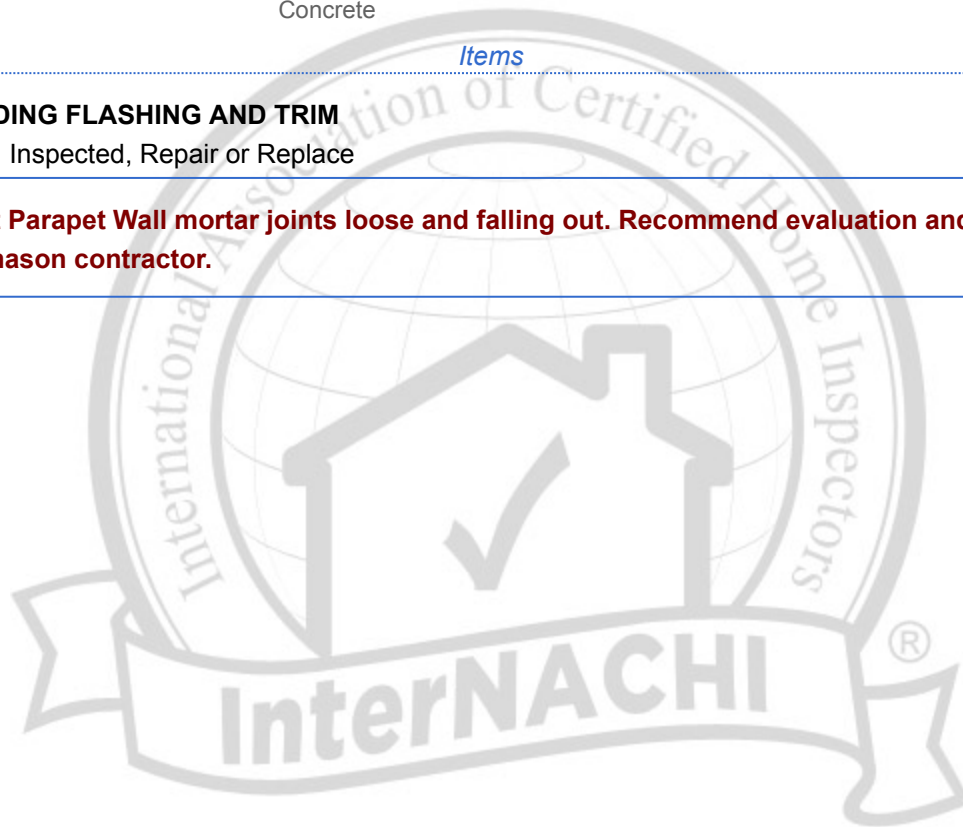
### Items

#### 2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Repair or Replace



**Front Parapet Wall mortar joints loose and falling out. Recommend evaluation and repair by a licensed mason contractor.**

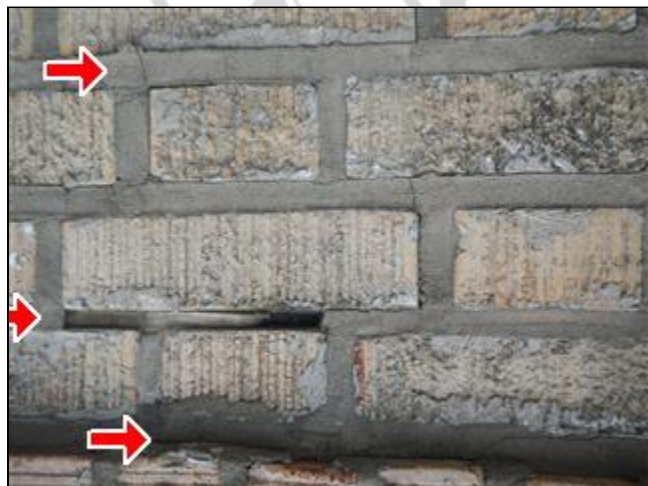




2.0 Picture 1 Front Parapet Wall mortar joints loose and falling out



2.0 Picture 2 Front Parapet Wall mortar joints loose and falling out



2.0 Picture 3 Front Parapet Wall mortar joints loose and falling out



**2.1 DOORS (Exterior)**

Comments: Inspected

**2.2 WINDOWS**

Comments: Inspected

**2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

Comments: Inspected, Repair or Replace



**Drain clogged in mini court yard. 4" of water built up during rain. Recommend evaluation and repair by a licensed plumbing contractor.**



2.3 Picture 1 Drain clogged in mini court yard



2.3 Picture 2 View of Mini Courtyard from roof.

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

Comments: Inspected

**2.5 EAVES, SOFFITS AND FASCIAS**

Comments: Inspected

**2.6 PLUMBING WATER FAUCETS (hose bibs)**

Comments: Inspected

**In basement closet near front window**

**2.7 Fence**

Comments: Inspected

**2.8 OUTLETS (exterior)**

Comments: Not Present

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 3(A) . LOWER LEVEL KITCHEN

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

#### Dishwasher Brand:

GENERAL ELECTRIC  
Serial # : AA802239C / Mod #  
GLDT696D00SS

#### Exhaust/Range hood:

NONE

#### Range/Oven:

GENERAL ELECTRIC  
Serial # : HZ226765P / Mod #  
JGB600SET2SS

#### Built in Microwave:

GENERAL ELECTRIC

#### Cabinetry:

Laminate

#### Countertop:

Granite

#### Refrigerator:

GENERAL ELECTRIC  
Serial # : GR047499 / Mod #  
GDS20SBDSS

#### Clothes Dryer Vent Material:

Unknown

#### Dryer Power Source:

Gas Connection

### Items

#### 3.0.A CEILINGS

Comments: Inspected

#### 3.1.A WALLS

Comments: Inspected

#### 3.2.A CERAMIC FLOOR

Comments: Inspected

#### 3.3.A PANTRY/CLOSET DOORS

Comments: Inspected

#### 3.4.A WINDOWS

Comments: Inspected

#### 3.5.A COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

#### 3.6.A PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

#### 3.7.A PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected

#### 3.8.A OUTLETS WALL SWITCHES and FIXTURES

Comments: Inspected, Repair or Replace



**Outlet to right of sink open ground. Recommend evaluation and repair by a licensed electrical contractor.**



3.8.A Picture 1 Outlet to right of sink open ground

### 3.9.A DISHWASHER

Comments: Inspected

### 3.10.A RANGES/OVENS/COOKTOPS

Comments: Inspected

### 3.11.A RANGE HOOD

Comments: Inspected

### 3.12.A TRASH COMPACTOR

Comments: Not Present

### 3.13.A FOOD WASTE DISPOSER

Comments: Not Present

### 3.14.A MICROWAVE COOKING EQUIPMENT

Comments: Inspected

### 3.15.A CLOTHES DRYER VENT PIPING

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 3(B) . UPSTAIRS KITCHEN

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

<b>Dishwasher Brand:</b> NONE	<b>Disposer Brand:</b> NONE	<b>Exhaust/Range hood:</b> NUTONE
<b>Range/Oven:</b> UNKNOWN	<b>Built in Microwave:</b> NONE	<b>Cabinetry:</b> Wood
<b>Countertop:</b> Laminate	<b>Refrigerator:</b> FRIGIDAIRE Serial # : BA02323405 / Mod # FRT13CRHWO	

### Items

#### 3.0.B CEILINGS

Comments: Inspected

#### 3.1.B WALLS

Comments: Inspected

#### 3.2.B PANTRY/CLOSET DOORS

Comments: Inspected

#### 3.3.B WINDOWS

Comments: Inspected

#### 3.4.B COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected, Repair or Replace

 **Wall cabinet over sink style and door not attached.**

**Wall cabinet to left of refrigerator style and door not attached.**

**Wall corner cabinet door hits range hood.**

**Base cabinet left side of sink missing draw and door.**

**Recommend evaluation and repair by a licensed finish carpenter contractor.**



3.4.B Picture 1 Wall cabinet over sink style and door not attached



3.4.B Picture 2 Wall cabinet to left of refrigerator style and door not attached.



3.4.B Picture 3 Wall corner cabinet door hits range hood.



**3.5.B PLUMBING DRAIN AND VENT SYSTEMS**


Comments: Inspected

**3.6.B PLUMBING WATER SUPPLY FAUCETS AND FIXTURES**

Comments: Inspected

**3.7.B OUTLETS WALL SWITCHES and FIXTURES**

Comments: Inspected, Repair or Replace

 **Outlet to right of sink open ground and not GFCI protected. Recommend evaluation and repair by a licensed electrical contractor.**



3.7.B Picture 1 Outlet to right of sink open ground and not GFCI protected

**3.8.B DISHWASHER**

Comments: Not Present

**3.9.B RANGES/OVENS/COOKTOPS**

Comments: Inspected

**3.10.B RANGE HOOD**

Comments: Inspected

**3.11.B TRASH COMPACTOR**

Comments: Not Present

**3.12.B FOOD WASTE DISPOSER**

Comments: Not Present

**3.13.B MICROWAVE COOKING EQUIPMENT**

Comments: Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4(A) . Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

#### Ceiling Materials:

Sheetrock

#### Wall Material:

Sheetrock

#### Floor Covering(s):

Parket Second Floor

Granite First Floor

#### Interior Doors:

Hollow core

#### Window Types:

Double-hung

#### Window Manufacturer:

UNKNOWN

### Items

#### 4.0.A CEILINGS

Comments: Inspected

#### 4.1.A WALLS

Comments: Inspected

#### 4.2.A FLOORS

Comments: Inspected

#### 4.3.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

#### 4.4.A DOORS (REPRESENTATIVE NUMBER)


Comments: Inspected

#### 4.5.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

#### 4.6.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected, Repair or Replace

 **Outlet open ground on right side. Recommend evaluation and repair by a licensed electrical contractor.**



4.6.A Picture 1 Outlet open ground on right side

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



## 4(B) . Bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**Ceiling Materials:**

Sheetrock

**Wall Material:**

Sheetrock

**Floor Covering(s):**

Parket Second Floor

Granite First Floor

**Interior Doors:**

Hollow core

**Window Types:**

Casement

**Window Manufacturer:**

UNKNOWN

### Items

**4.0.B CEILINGS**

Comments: Inspected

**4.1.B WALLS**

Comments: Inspected

**4.2.B FLOORS**

Comments: Inspected

**4.3.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Comments: Inspected

**4.4.B DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**4.5.B WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**4.6.B OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected, Repair or Replace

**Unable to check all outlets on second floor too much furniture and household items**

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

## 4(C) . Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

#### Ceiling Materials:

Sheetrock

#### Wall Material:

Sheetrock

#### Floor Covering(s):

Parquet Second Floor

Granite First Floor

#### Interior Doors:

Hollow core

#### Window Types:

Double-hung

### Items

#### 4.0.C CEILINGS

Comments: Inspected

#### 4.1.C WALLS

Comments: Inspected

#### 4.2.C FLOORS

Comments: Inspected

#### 4.3.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

#### 4.4.C DOORS (REPRESENTATIVE NUMBER)


Comments: Inspected

#### 4.5.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

#### 4.6.C OUTLETS SWITCHES AND FIXTURES

Comments: Inspected, Repair or Replace

 **Outlet on rear wall first floor dining room has open ground. Recommend evaluation and repair by a licensed electrical contractor.**



4.6.C Picture 1 Outlet on rear wall first floor dining room has open ground

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





## 4(D) . Hallway and Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**Ceiling Materials:**

Sheetrock

**Wall Material:**

Sheetrock

**Floor Covering(s):**

Wood

**Interior Doors:**

Hollow core

### Items

**4.0.D CEILINGS**

Comments: Inspected

**4.1.D WALLS**

Comments: Inspected

**4.2.D FLOORS**

Comments: Inspected

**4.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Comments: Inspected

**4.4.D DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**4.5.D WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Not Present

**4.6.D OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

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

## 5(A) . Basement Bath

### Styles & Materials

#### Exhaust Fans:

Fan only

### Items

#### 5.0.A COUNTERS AND CABINETS

Comments: Inspected

#### 5.1.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

#### 5.2.A WINDOWS


Comments: Not Present

#### 5.3.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

#### 5.4.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Repair or Replace

 **Large rusted porcelain chip on bathtub flange. Recommend evaluation and repair by a licensed tub refinishing contractor.**



5.4.A Picture 1 Large rusted porcelain chip on bathtub flange

#### 5.5.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

#### 5.6.A EXHAUST FAN

Comments: Inspected

#### 5.7.A GRANITE FLOOR

Comments: Inspected

## 5(B) . First Floor Bath

### Styles & Materials

#### Exhaust Fans:

Fan only

### Items

#### 5.0.B COUNTERS AND CABINETS

Comments: Inspected

#### 5.1.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

#### 5.2.B WINDOWS


Comments: Inspected

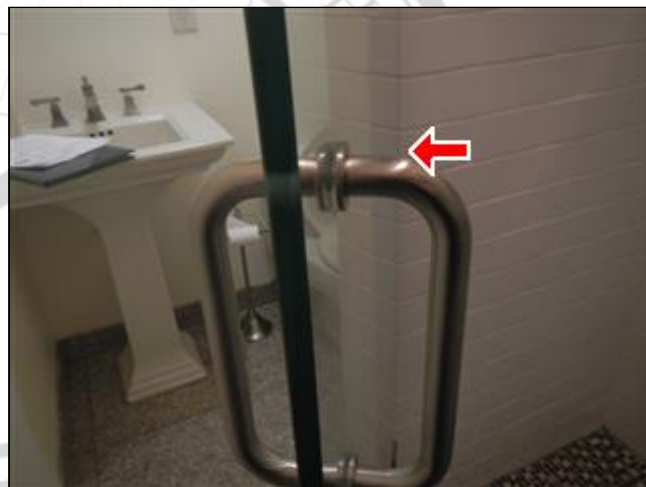
#### 5.3.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

#### 5.4.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Repair or Replace


 **Door handle loose to glass shower door. Recommend evaluation and repair by a qualified handy-man**



5.4.B Picture 1 Door handle loose to glass shower door

#### 5.5.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected, Repair or Replace

 **Outlet is mis-wired, no current. Recommend evaluation and repair by a licensed electrical contractor.**



5.5.B Picture 1 Outlet has no current

**5.6.B EXHAUST FAN**

Comments: Inspected

**5.7.B GRANITE FLOOR**

Comments: Inspected



## 5(C) . Second Floor Bath

### Styles & Materials

#### Exhaust Fans:

Window

### Items

#### 5.0.C COUNTERS AND CABINETS


Comments: Inspected

#### 5.1.C DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

#### 5.2.C WINDOWS

Comments: Inspected, Repair or Replace

 **Window won't stay up or lock.  
Recommend evaluation and repair  
by a licensed window contractor.**



5.2.C Picture 1 Window won't stay up or lock

#### 5.3.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

#### 5.4.C PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Repair or Replace

 **Toilet flush handle loose.**

**Bathtub chipped and stopper  
inoperable.**

**Recommend evaluation and repair  
by a licensed plumbing contractor**



5.4.C Picture 1 Bathtub chipped

**5.5.C OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected, Repair or Replace

 **GFCI outlet inoperable, open ground. Recommend evaluation and repair by a licensed electrical contractor**



5.5.C Picture 1 GFCI outlet inoperable, open ground

**5.6.C EXHAUST FAN**

Comments: Not Present

## 6. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

<b>Foundation:</b> Poured concrete	<b>Method used to observe Crawlspace:</b> No crawlspace	<b>Floor Structure:</b> 2 X 8
<b>Wall Structure:</b> Masonry		

### Items

#### 6.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

#### 6.1 WALLS (Structural)

Comments: Inspected

#### 6.2 COLUMNS OR PIERS

Comments: Inspected

#### 6.3 FLOORS (Structural)

Comments: Inspected

#### 6.4 CEILINGS (structural)

Comments: Inspected

#### 6.5 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

#### 6.6 VENTILATION OF FOUNDATION AREA (crawlspce or basement)

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Source:**

Public

**Water Filters:**

Sediment filter  
Carbon

**Plumbing Water Supply (into home):**

Copper

**Plumbing Water Distribution (inside home):**

Copper

**Washer Drain Size:**

2" Diameter

**Plumbing Waste Line:**

PVC  
Cast iron

**Water Heater Power Source:**

Gas (quick recovery)

**Water Heater Capacity:**

50 Gallon (2-3 people)

**Water Heater Manufacturer:**

A.O. SMITH  
Extra Info : Mod# PGXH50248 / Ser #  
MG01-1042771-248

**Water Heater Location:**

Basement  
Boiler Room

### Items

#### 7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

#### 7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Repair or Replace

**Remote water meter hanging off front wall. Recommend evaluation and repair by a licensed electrical contractor..**



7.1 Picture 1 Remote water meter hanging off front wall



**7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

Comments: Inspected

**7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)**

Comments: Inspected

In basement left side front wall closet.



7.3 Picture 1 Main water shut off valve

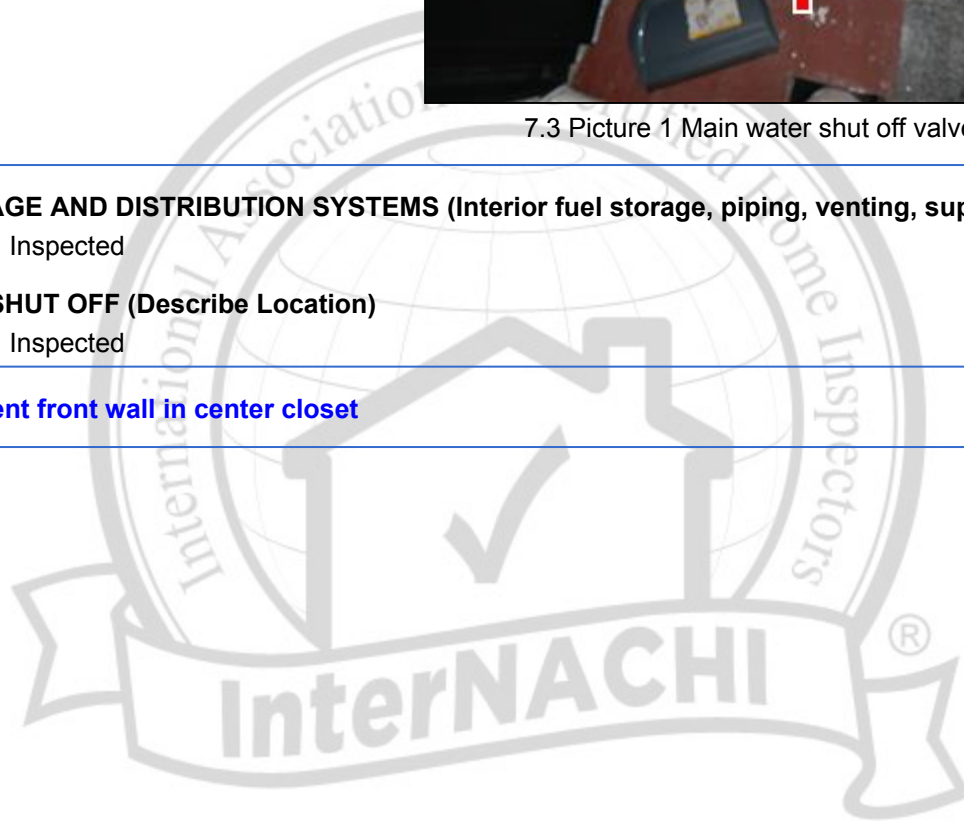
**7.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**

Comments: Inspected

**7.5 MAIN FUEL SHUT OFF (Describe Location)**

Comments: Inspected

In basement front wall in center closet





7.5 Picture 1 Main Gas Shut Off Valve



7.5 Picture 2 Gas valves at meters for each apartment



7.5 Picture 3 Gas valves at meters for each apartment

### 7.6 SUMP PUMP

Comments: Not Present

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



## 8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**

Below ground  
Copper  
220 volts

**Panel capacity:**

100 AMP X 3

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

FEDERAL PACIFIC  
MURRAY

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

BX

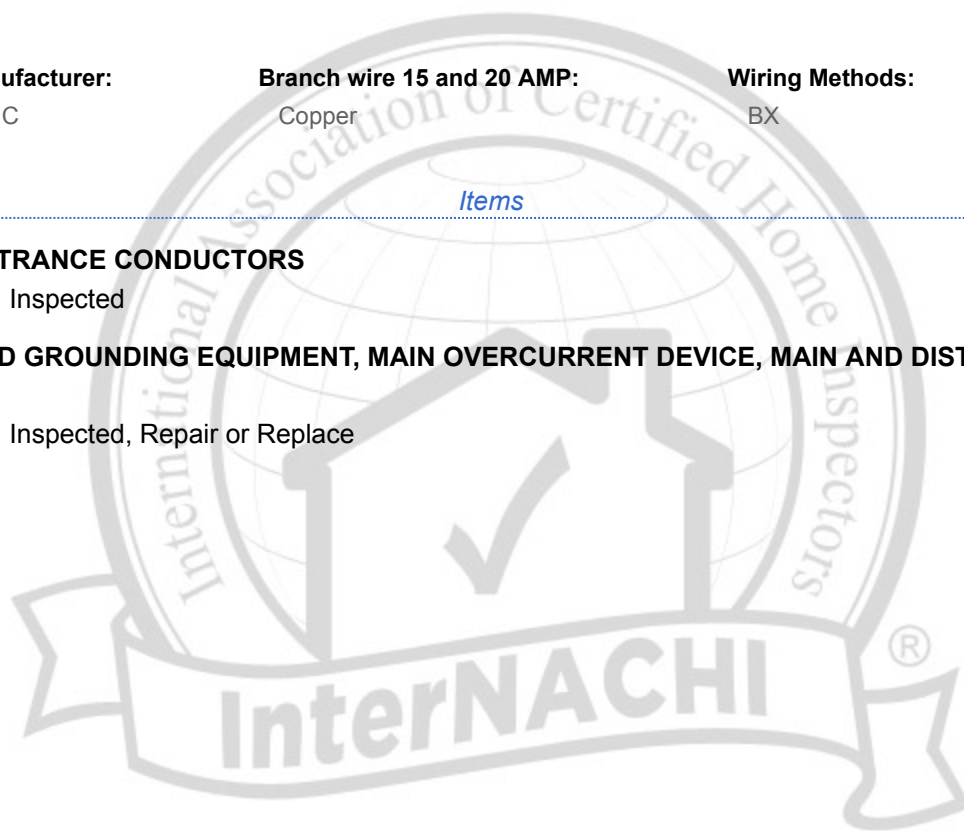
### Items

#### 8.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

#### 8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Repair or Replace



 Sub Panel is a Federal Pacific breaker panel.

Federal Pacific Electric "Stab-Lok®" service panels and breakers are a latent hazard and FPE circuit breakers can fail to trip in response to overcurrent, leading to electrical fires. The breakers may also fail to shut off internally even if the toggle is switched to "off." Some double-pole (240-Volt) FPE circuit breakers and single-pole FPE Stab-Lok® circuit breakers simply do not work safely.



8.1 Picture 1 Federal Pacific Sub Panel

There are other FPE panel-defects independent of the breaker problems, panel and panel-bus fires and arcing failures in some equipment. The failure rates for these circuit breakers were and still are significant. In some cases failure to trip occurs 60% of the time - a serious fire and electrical shock hazard. Failures are documented in the CPSC study and by independent research. Additional independent testing and research are on-going and are reported here. FPE Stab-Lok® electrical panels should be replaced. Do not simply swap in some replacement breakers. (Details are at FPE REPLACEMENT BREAKERS).

Recommend remove and replace by a licensed electrical contractor.

## 8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

## 8.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

**8.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

Comments: Inspected

**8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

Comments: Inspected

**8.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**

Comments: Inspected

In basement, left front corner



8.6 Picture 1 First Floor Sub Panel



8.6 Picture 2 Common area Panel





8.6 Picture 3 First and second floor Main Panels



8.6 Picture 4 Second floor panel

**8.7 Electric Meter Location**

Comments: Inspected

In basement, left front corner



8.7 Picture 1 Electric meters

### 8.8 SMOKE DETECTORS

Comments: Inspected, Repair or Replace

**Recommend installation of dual current multi-function smoke, fire, carbon-monoxide detectors on every floor. Installation should be done by a licensed electrical contractor**

### 8.9 CARBON MONOXIDE DETECTORS

Comments: Inspected

[See item 8.8](#)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.





## 9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

<b>Heat Type:</b> Hydronic Extra Info : Three Zones	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> UTICA Serial # : KF32503 / Mod# MGB17521 /124,300 BTU / DOM June 12, 1987	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Types of Fireplaces:</b> None	<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Central Air Manufacturer:</b> FEDDERS EVAPORATOR UNITARY CONDENSOR Serial # : Evap.HU27930828X / Mod # AFPB36A1 / Cond # LR272963325V / Mod # CH1036BBDIV	<b>Number of AC Only Units:</b> One	

### Items

#### 9.0 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

 **No service tag on boiler.**

**Second floor zone pump does not operate.**

**Recommend evaluation, service and repair by a licensed plumbing contractor.**

#### 9.1 NORMAL OPERATING CONTROLS

Comments: Inspected

#### 9.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected, Repair or Replace

 **TPR pipe extension and elbow not installed. Recommend evaluation and repair by a licensed plumbing contractor.**



9.2 Picture 1 TPR pipe extension and elbow not installed

**9.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Comments: Inspected

**9.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

Comments: Inspected

**9.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

Comments: Inspected

**9.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

Comments: Not Present

**9.7 GAS/LP FIRELOGS AND FIREPLACES**

Comments: Not Present

**9.8 COOLING AND AIR HANDLER EQUIPMENT**

Comments: Inspected, Repair or Replace

 **No service tag on air handler or condenser.**

**No condensate drip pan present under air handler.**

**Recommend installation of drip pan with automatic shut off switch. Evaluation and repair by a licensed HAVAC contractor**



9.8 Picture 1 No condensate drip pan present under air handler

**9.9 NORMAL OPERATING CONTROLS**

Comments: Inspected

**9.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

Comments: Inspected, Not Present

**First Floor and Basement Only**

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## General Summary



INSPECT THIS, HOME INSPECTIONS LLC

1374 Anchor Ct  
Wantagh, NY 11793  
516-3303870

Customer  
Mr. John Doe

Address  
30-89 00 Street  
Anyplace NY 10000

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

---

### 1. Roofing / Chimneys / Roof Structure and Attic

---

#### 1.0 ROOF COVERINGS

Inspected, Repair or Replace

## 1. Roofing / Chimneys / Roof Structure and Attic

-  **Water bubble under roof covering at rear corner of sky light and at left rear corner of roof. Recommend evaluation and repair by a licensed roofing contractor.**



1.0 Picture 1 Water bubble under roof covering at rear corner of sky light



1.0 Picture 2 Water bubble under roof covering at left rear corner of roof

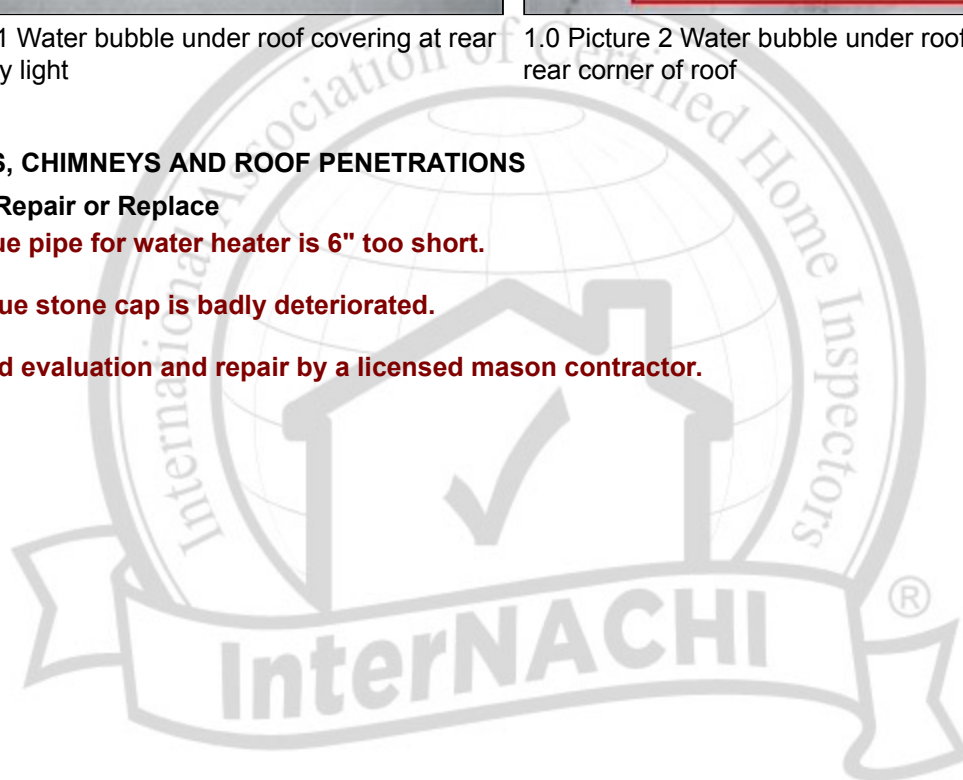
### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

-  **Ceramic Flue pipe for water heater is 6" too short.**

**Chimney blue stone cap is badly deteriorated.**

**Recommend evaluation and repair by a licensed mason contractor.**



## 1. Roofing / Chimneys / Roof Structure and Attic



1.2 Picture 1 Ceramic Flue pipe for water heater is 6" too short.



1.2 Picture 2 Chimney blue stone cap is badly deteriorated

### 1.3 ROOF VENTILATION

Inspected, Not Present



**This roof is not ventilated, Recommend installation of vents to eliminate humidity and keep attic cool by a licensed roofing contractor.**

## 1. Roofing / Chimneys / Roof Structure and Attic



1.3 Picture 1 Roof View toward front, no vents visible



1.3 Picture 2 Roof View toward rear, no vents visible

## 2. Exterior

### 2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace



**Front Parapet Wall mortar joints loose and falling out. Recommend evaluation and repair by a licensed mason contractor.**

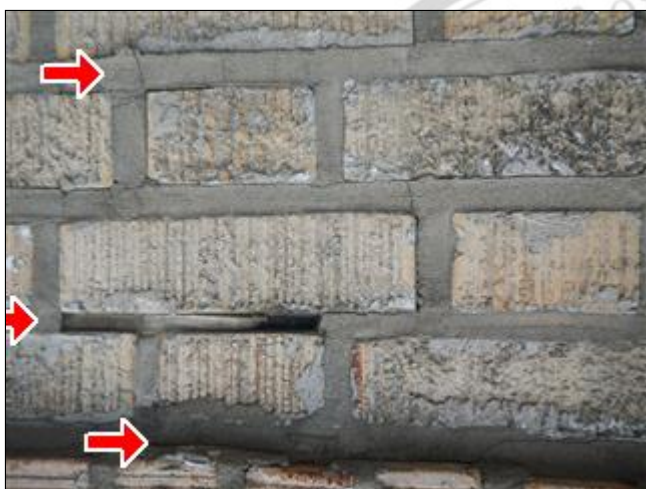
## 2. Exterior



2.0 Picture 1 Front Parapet Wall mortar joints loose and falling out



2.0 Picture 2 Front Parapet Wall mortar joints loose and falling out



2.0 Picture 3 Front Parapet Wall mortar joints loose and falling out

## 3(B). UPSTAIRS KITCHEN

### 3.4.B COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace



**Wall cabinet over sink style and door not attached.**

**Wall cabinet to left of refrigerator style and door not attached.**

**Wall corner cabinet door hits range hood.**

**Base cabinet left side of sink missing draw and door.**

**Recommend evaluation and repair by a licensed finish carpenter contractor.**



### 3(B). UPSTAIRS KITCHEN



3.4.B Picture 1 Wall cabinet over sink style and door not attached



3.4.B Picture 2 Wall cabinet to left of refrigerator style and door not attached.



3.4.B Picture 3 Wall corner cabinet door hits range hood.

### 5(B). First Floor Bath

#### 5.4.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace



**Door handle loose to glass shower door. Recommend evaluation and repair by a qualified handy-man**

---

## 5(B). First Floor Bath

---



5.4.B Picture 1 Door handle loose to glass shower door

---

## 5(C). Second Floor Bath

---

### 5.2.C WINDOWS

Inspected, Repair or Replace



**Window won't stay up or lock. Recommend evaluation and repair by a licensed window contractor.**



5.2.C Picture 1 Window won't stay up or lock

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## Electrical Summary



INSPECT THIS, HOME INSPECTIONS LLC

1374 Anchor Ct  
Wantagh, NY 11793  
516-3303870

Customer  
Mr. John Doe

Address  
30-89 00 Street  
Anyplace NY 10000

The following **Electrical** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

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### 3(A). LOWER LEVEL KITCHEN

---

#### 3.8.A OUTLETS WALL SWITCHES and FIXTURES

Inspected, Repair or Replace

### 3(A). LOWER LEVEL KITCHEN

-  **Outlet to right of sink open ground. Recommend evaluation and repair by a licensed electrical contractor.**



3.8.A Picture 1 Outlet to right of sink open ground

### 3(B). UPSTAIRS KITCHEN

#### 3.7.B OUTLETS WALL SWITCHES and FIXTURES

Inspected, Repair or Replace

-  **Outlet to right of sink open ground and not GFCI protected. Recommend evaluation and repair by a licensed electrical contractor.**



3.7.B Picture 1 Outlet to right of sink open ground and not GFCI protected

### 4(A). Living Room

#### 4.6.A OUTLETS SWITCHES AND FIXTURES

Inspected, Repair or Replace

-  **Outlet open ground on right side. Recommend evaluation and repair by a licensed electrical contractor.**

---

## 4(A). Living Room

---



4.6.A Picture 1 Outlet open ground on right side

---

## 4(C). Dining Room

---

### 4.6.C OUTLETS SWITCHES AND FIXTURES

Inspected, Repair or Replace



**Outlet on rear wall first floor dining room has open ground. Recommend evaluation and repair by a licensed electrical contractor.**



4.6.C Picture 1 Outlet on rear wall first floor dining room has open ground

---

## 5(B). First Floor Bath

---

### 5.5.B OUTLETS SWITCHES AND FIXTURES

Inspected, Repair or Replace



**Outlet is mis-wired, no current. Recommend evaluation and repair by a licensed electrical contractor.**

## 5(B). First Floor Bath



5.5.B Picture 1 Outlet has no current

## 5(C). Second Floor Bath

### 5.5.C OUTLETS SWITCHES AND FIXTURES

Inspected, Repair or Replace



**GFCI outlet inoperable, open ground. Recommend evaluation and repair by a licensed electrical contractor**



5.5.C Picture 1 GFCI outlet inoperable, open ground

## 7. Plumbing System

### 7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace



**Remote water meter hanging off front wall. Recommend evaluation and repair by a licensed electrical contractor..**

## 7. Plumbing System



7.1 Picture 1 Remote water meter hanging off front wall

## 8. Electrical System

### 8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace



**Sub Panel is a Federal Pacific breaker panel.**

Federal Pacific Electric "Stab-Lok®" service panels and breakers are a latent hazard and FPE circuit breakers can fail to trip in response to overcurrent, leading to electrical fires. The breakers may also fail to shut off internally even if the toggle is switched to "off." Some double-pole (240-Volt) FPE circuit breakers and single-pole FPE Stab-Lok® circuit breakers simply do not work safely.

There are other FPE panel-defects independent of the breaker problems, panel and panel-bus fires and arcing failures in some equipment. The failure rates for these circuit breakers were and still are significant. In some cases failure to trip occurs 60% of the time - a serious fire and electrical shock hazard. Failures are documented in the CPSC study and by independent research. Additional independent testing and research are on-going and are reported here. FPE Stab-Lok® electrical panels should be replaced. Do not simply swap in some replacement breakers. (Details are at FPE REPLACEMENT BREAKERS).

**Recommend remove and replace by a licensed electrical contractor.**



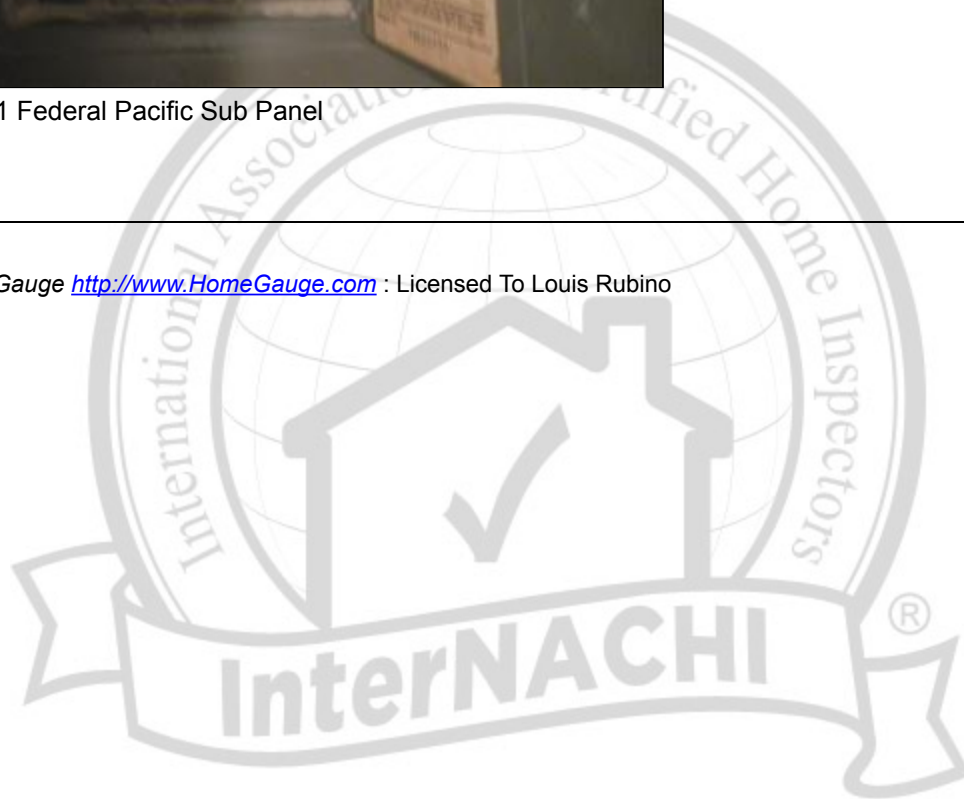
## 8. Electrical System



8.1 Picture 1 Federal Pacific Sub Panel

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## Plumbing Summary



INSPECT THIS, HOME INSPECTIONS LLC

1374 Anchor Ct  
Wantagh, NY 11793  
516-3303870

Customer  
Mr. John Doe

Address  
30-89 00 Street  
Anyplace NY 10000

The following **Plumbing** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

---

## 2. Exterior

---

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

## 2. Exterior

Inspected, Repair or Replace



**Drain clogged in mini court yard. 4" of water built up during rain. Recommend evaluation and repair by a licensed plumbing contractor.**



2.3 Picture 1 Drain clogged in mini court yard



2.3 Picture 2 View of Mini Courtyard from roof.

## 5(A). Basement Bath

### 5.4.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace



**Large rusted porcelain chip on bathtub flange. Recommend evaluation and repair by a licensed tub refinishing contractor.**



5.4.A Picture 1 Large rusted porcelain chip on bathtub flange

## 5(C). Second Floor Bath

### 5.4.C PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

## 5(C). Second Floor Bath



**Toilet flush handle loose.**

**Bathtub chipped and stopper inoperable.**

**Recommend evaluation and repair by a licensed plumbing contractor**



5.4.C Picture 1 Bathtub chipped

## 9. Heating / Central Air Conditioning

### 9.0 HEATING EQUIPMENT

Inspected, Repair or Replace



**No service tag on boiler.**

**Second floor zone pump does not operate.**

**Recommend evaluation, service and repair by a licensed plumbing contractor.**

### 9.2 AUTOMATIC SAFETY CONTROLS

Inspected, Repair or Replace



**TPR pipe extension and elbow not installed. Recommend evaluation and repair by a licensed plumbing contractor.**

9. Heating / Central Air Conditioning



9.2 Picture 1 TPR pipe extension and elbow not installed

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## Heating Cooling / Summary



INSPECT THIS, HOME INSPECTIONS LLC

1374 Anchor Ct  
Wantagh, NY 11793  
516-3303870

Customer  
Mr. John Doe

Address  
30-89 00 Street  
Anyplace NY 10000

The following **Heating and Cooling** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

---

### 9. Heating / Central Air Conditioning

---

#### 9.8 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

## 9. Heating / Central Air Conditioning

 No service tag on air handler or condenser.

No condensate drip pan present under air handler.

Recommend installation of drip pan with automatic shut off switch. Evaluation and repair by a licensed HAVAC contractor



9.8 Picture 1 No condensate drip pan present under air handler

---

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**INVOICE**

**INSPECT THIS, HOME INSPECTIONS LLC**  
 1374 Anchor Ct  
 Wantagh, NY 11793  
 516-3303870  
 Inspected By: Louis Rubino

**Inspection Date:** 7/16/2014  
**Report ID:** 234

<b>Customer Info:</b>	<b>Inspection Property:</b>
Mr. John Doe 10 Drive Any Where CT 06492	30-89 00 Street Anyplace NY 10000
<b>Customer's Real Estate Professional:</b> Mario Tsikis Citi Zone	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	500.00	1	500.00
Inspection Discount	-25.00	1	-25.00

**Tax \$0.00**  
**Total Price \$475.00**



**Payment Method:** Check

**Payment Status:** Paid At Time Of Inspection

**Note:**



## Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.

