



YOUR INSPECTION REPORT

Serving Central New York for 19 years. Answering your questions about homes and home inspections is our only business.

PREPARED BY:

Robert Sterner



FOR THE PROPERTY AT:

123 Any Street
Anytown, NY 13xxx

PREPARED FOR:

JANE DOE

INSPECTION DATE:

Monday, April 11, 2011



HomePro of CNY
P.O. Box 336
Baldwinsville, NY 13027-0336

315-638-9458
NYS ID 16000005560
Fax: 315-638-1151
www.cnyhomepro.com
bob@cnyhomepro.com



NYS ID# 16000005560

SUMMARY

123 Any Street, Anytown, NY April 11, 2011

Report No. 1010, v.7

www.cnyhomepro.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

For reference home faces north. This Summary outlines potentially significant issues from a cost or safety standpoint. It is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Exterior

General

- [Siding is not installed according to manufacturer's installation instructions.](#)

Implication(s): Water intrusion, deterioration of materials

Location: Throughout Exterior

Task: Repair

Electrical

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • [Wire attached to abandoned pipe](#)

Implication(s): Electric shock

Task: Repair

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Rust or water in panel](#)

Implication(s): Electric shock | Fire hazard

Task: Repair

Time: Immediate

Heating

GAS FURNACE \ Gas burners

Condition: • Unsafe modification to furnace controls.

Implication(s): Risk of fire/explosion

Task: Repair

Time: Immediate

GAS FURNACE \ Venting system

Condition: • [Combustible clearance](#)

Flue is in contact with flexible duct

Implication(s): Fire hazard

Task: Repair

Time: Immediate

This concludes the Summary section. The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

ROOFING

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Description

Sloped roofing material: • Special underlayments and applications are required for asphalt shingles applied at slopes less the 4/12.

Note: Rear dormer

Sloped roofing material:

• [Asphalt shingles](#)

About 10 years old with two layers of roofing

Flat roofing material: • [Modified bitumen](#) • [Synthetic rubber](#)

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Missing, loose or torn](#)

Snow and ice removal??

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Repair

2. Condition: • [Multiple layers](#)

Implication(s): Shortened life expectancy of material

Location: Throughout

Task: Monitor



1. Rear roof west

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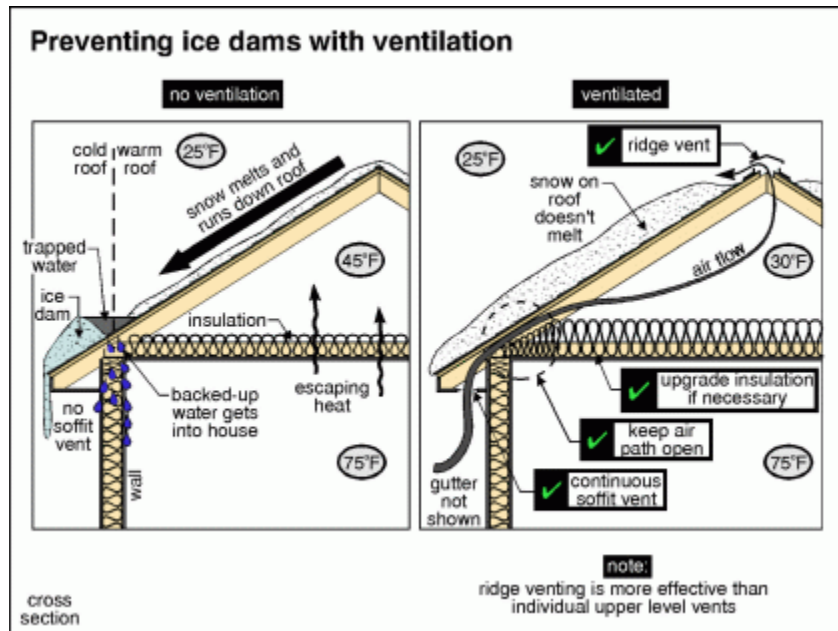
PLUMBING

INTERIOR

3. Condition: • [Vulnerable to ice damming](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Further evaluation Improve



[Click on image to enlarge.](#)



2.

SLOPED ROOF FLASHINGS \ Flashings

4. Condition: • Roofing cement covers flashings. The roofing cement should be considered a temporary fix and may hide defects in the metal flashings

Sidewall

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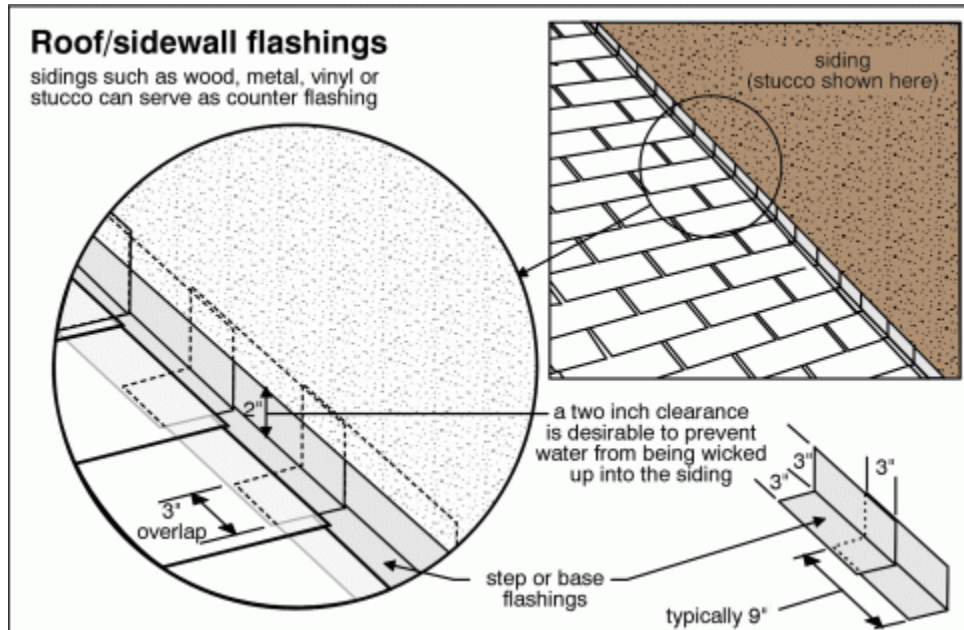
SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

5. Condition: • [Siding not cut back](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior Wall

Task: Repair



[Click on image to enlarge.](#)



3. West sidewall

6. Condition: • [No kickout flashing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Repair

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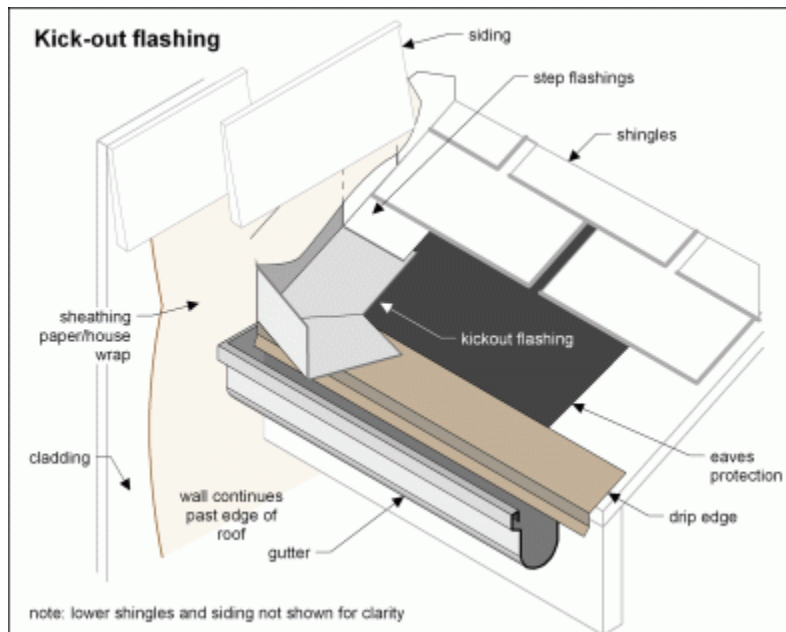
HEATING

COOLING

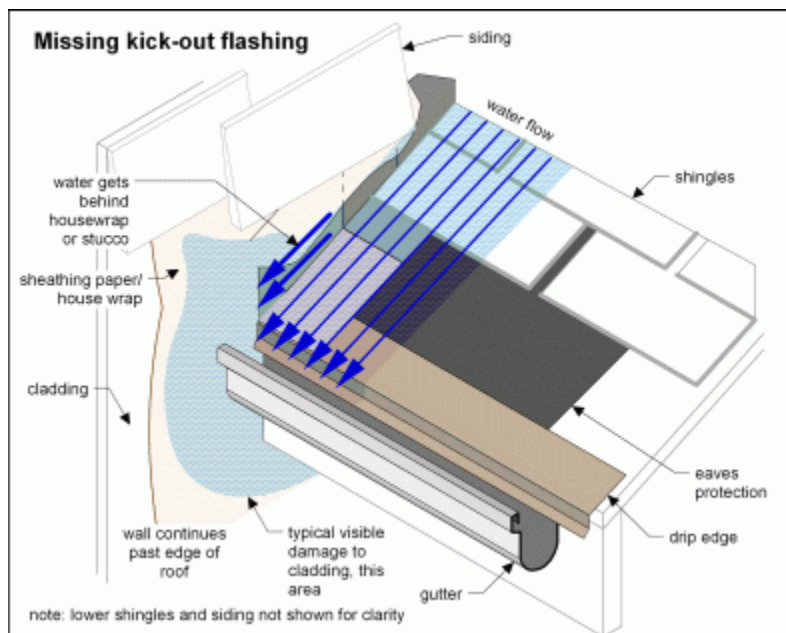
INSULATION

PLUMBING

INTERIOR



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

7. Condition: • [Damage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: South

Task: Repair

Time: Immediate

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4. South roof



5. South roof

EXTERIOR

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Description

Gutter & downspout material: • Partial

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces : • Hardy Board 4 inch lap



6.

Driveway: • Asphalt

Deck: • Raised • Pressure-treated wood • Synthetic wood

Recommendations

General

8. • [Siding is not installed according to manufacturer's installation instructions.](#)

Implication(s): Water intrusion, deterioration of materials

Location: Throughout Exterior

Task: Repair

EXTERIOR

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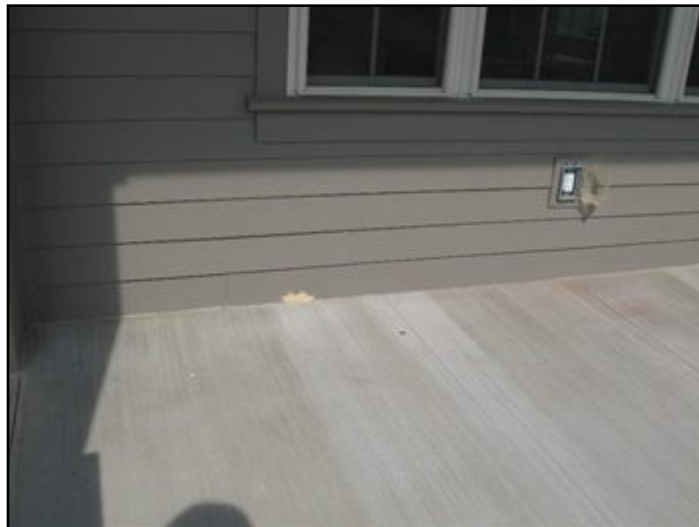
INTERIOR



7. Deck



8. SW Corner

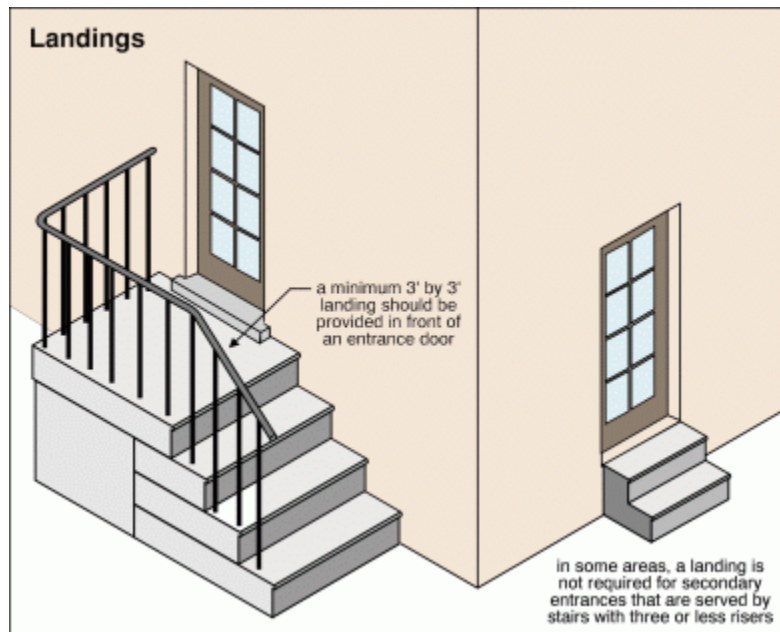


9. Front porch

9. • No landing.

Implication(s): Fall hazard

Task: Repair



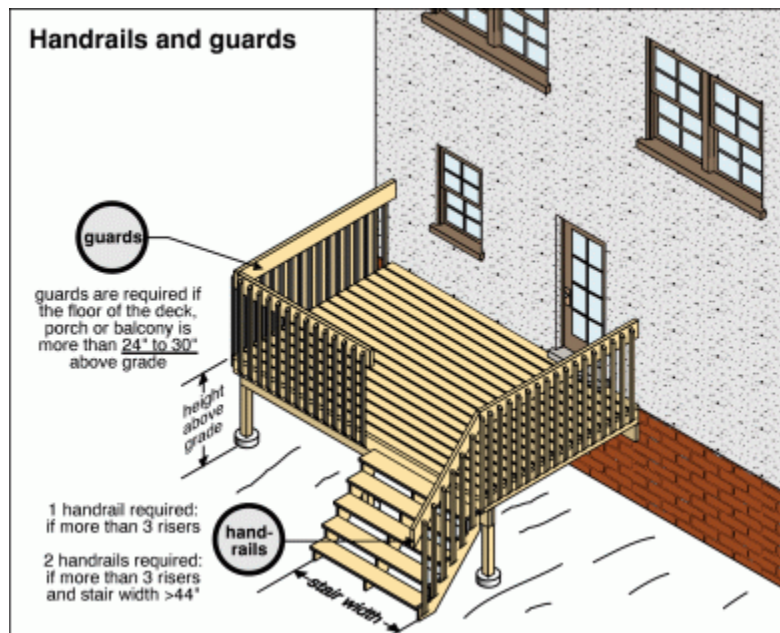
[Click on image to enlarge.](#)

10. • Deck/steps guards/railings

30 inches in most jurisdictions

Implication(s): Fall hazard

Task: Repair



[Click on image to enlarge.](#)

EXTERIOR

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10. North side

ROOF DRAINAGE \ Gutters

11. Condition: • Filled with debris. Clean

12. Condition: • [Discharging onto roof](#)

Implication(s): Material deterioration

ROOF DRAINAGE \ Downspouts

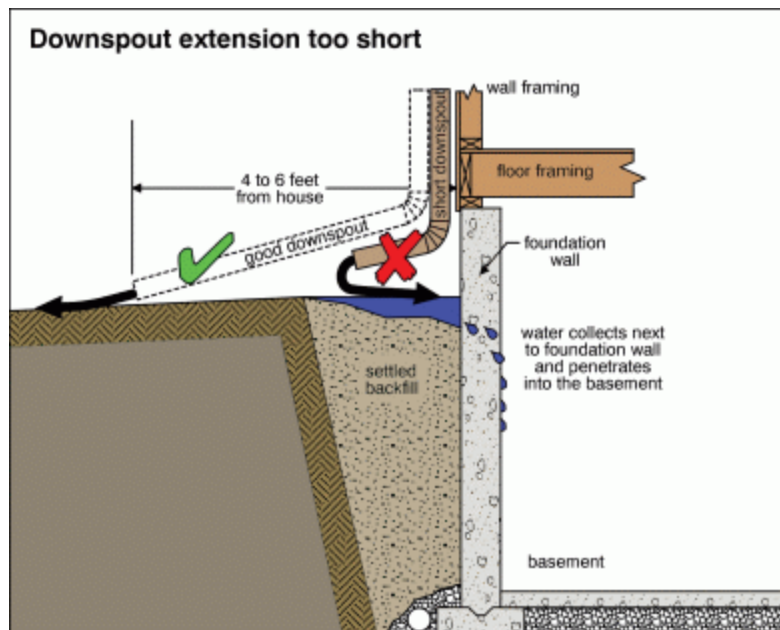
13. Condition: • Should discharge 6ft. from home

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Engineered wood](#) • Steel columns

Exterior wall construction: • [Log](#)

Roof and ceiling framing: • [Trusses](#)

Recommendations

FOUNDATIONS \ Foundation

14. Condition: • Cut "I" joist. Check with manufacturer for required repairs

Location: South Basement

Task: Repair Further evaluation



11.

15. Condition: • Typical minor cracks

Location: Basement

Task: Monitor

FLOORS \ Concrete slabs

16. Condition: • [Cracked](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Trip or fall hazard

Location: Basement Garage

Task: Monitor

ROOF FRAMING \ Sheathing

17. Condition: • Roof deck not suitable for asphalt shingles. Manufacturers require T&G boards, osb, plywood etc.

Implication(s): Voids warranty. Leaks, damage to finishing, furnishings

Location: Throughout

Task: Repair



12.

SUMMARY

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INTERIOR

Description

Service entrance cable and location: • [Underground - not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • Circuit breakers with main breaker

Note: Basement northwest.

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - upgraded](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - basement](#)
• [GFCI - garage](#) • [GFCI - kitchen](#) • [AFCI - panel](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

Circuit labels:

- The accuracy of the circuit index (labels) was not verified.

Neither is the spelling



13. Main panel

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

18. Condition: • [Wire attached to abandoned pipe](#)

Implication(s): Electric shock

Task: Repair

Time: Immediate



14.

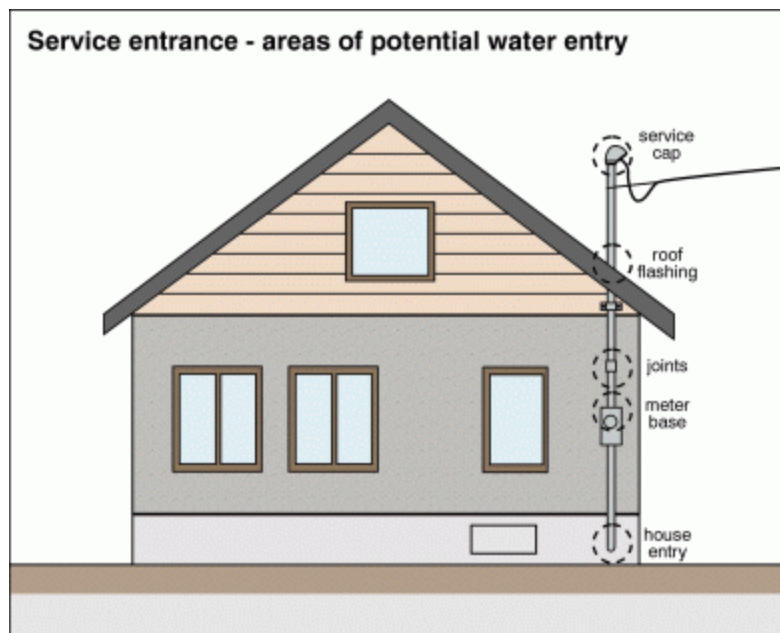
SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

19. Condition: • [Rust or water in panel](#)

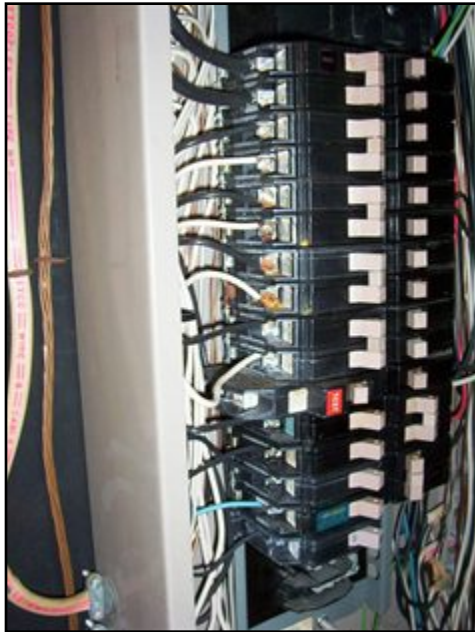
Implication(s): Electric shock | Fire hazard

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)



15. Main panel

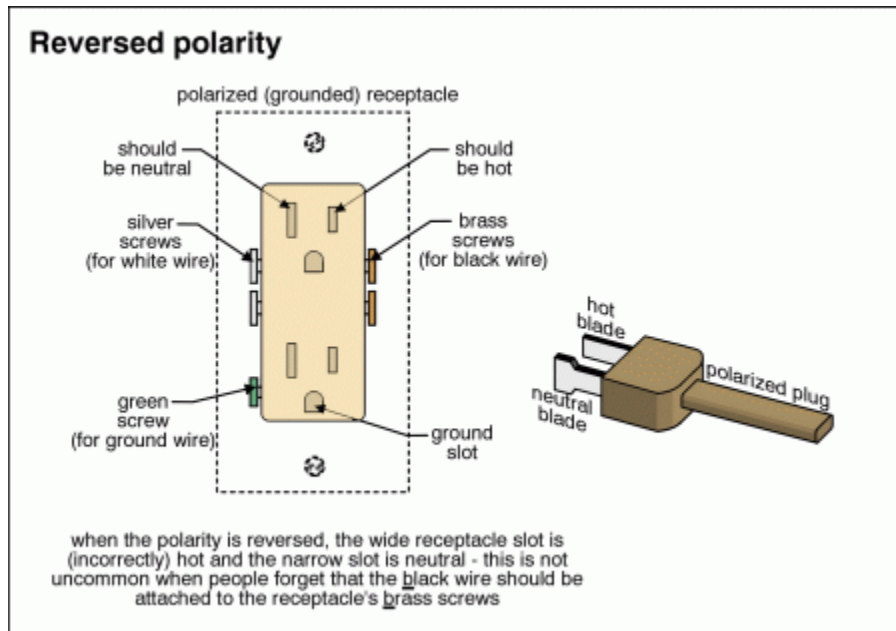
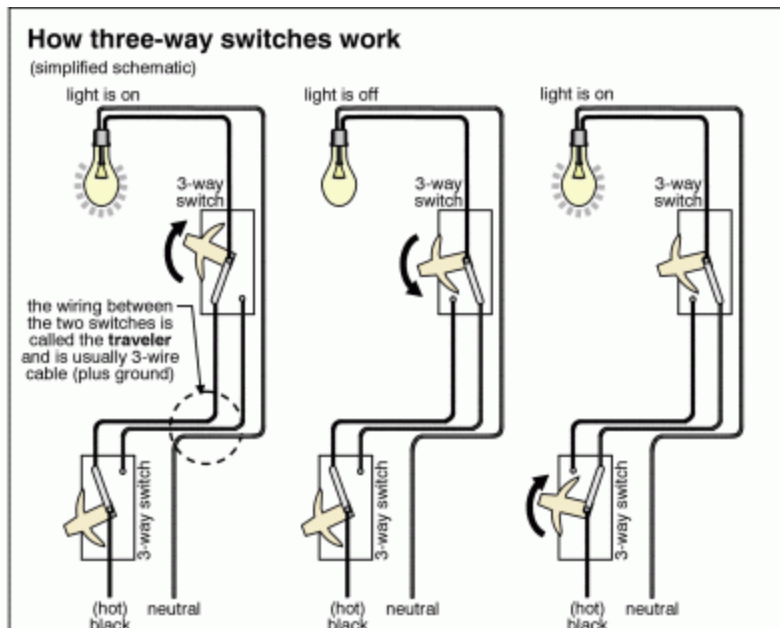
20. Condition: • [Overheating](#)

Implication(s): Fire hazard

Task: Repair

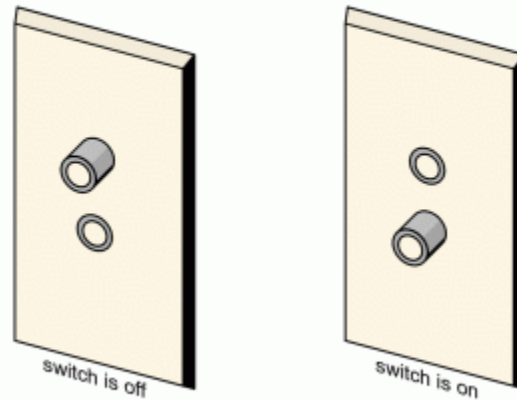
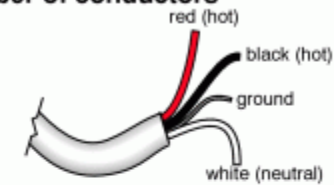


16.

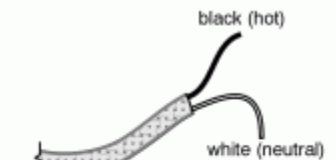
DISTRIBUTION SYSTEM \ Wiring - installation**21. Condition:** • Reversed Polarity**Implication(s):** Increased risk of shock, damage to electronics[Click on image to enlarge.](#)**22. Condition:** • Switch**Task:** Repair[Click on image to enlarge.](#)

Old pushbutton switches are obsolete

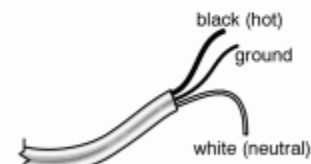
(but watch for reproductions that are acceptable)

[Click on image to enlarge.](#)**23. Condition:** • Ungrounded three prong receptacle(s)**Implication(s):** Increased risk of shock; obsolete system**Task:** Repair**Number of conductors**

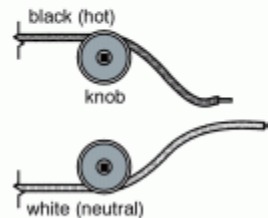
modern cable - plastic sheathing,
three conductor with ground
used for 240-volt circuits and
multi-wire branch circuits
(post-1960)



older style cable - cloth outer sheathing
two conductor with no ground
(pre 1965)



modern cable - plastic sheathing,
two conductor with ground
used for regular household circuits
(post-1960)



older style knob and tube wiring
(no ground) - pre 1945

[Click on image to enlarge.](#)

HEATING

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18.



19.

GAS FURNACE \ Mid- and high-efficiency gas furnace

26. Condition: • [Induced draft fan problems](#)

Mounting bolts are broken

Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home

Task: Repair



20.

HEATING

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FIREPLACE \ Fireplace damper

27. Condition: • [Obstructed](#)

Implication(s): Hazardous combustion products entering home

Task: Repair



21.



22. Bird parts, etc.

COOLING & HEAT PUMP

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Recommendations

General

28. • None

INSULATION AND VENTILATION

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Description

Attic/roof insulation amount/value: • R-38

Wall insulation amount/value: • R-11 • R-13

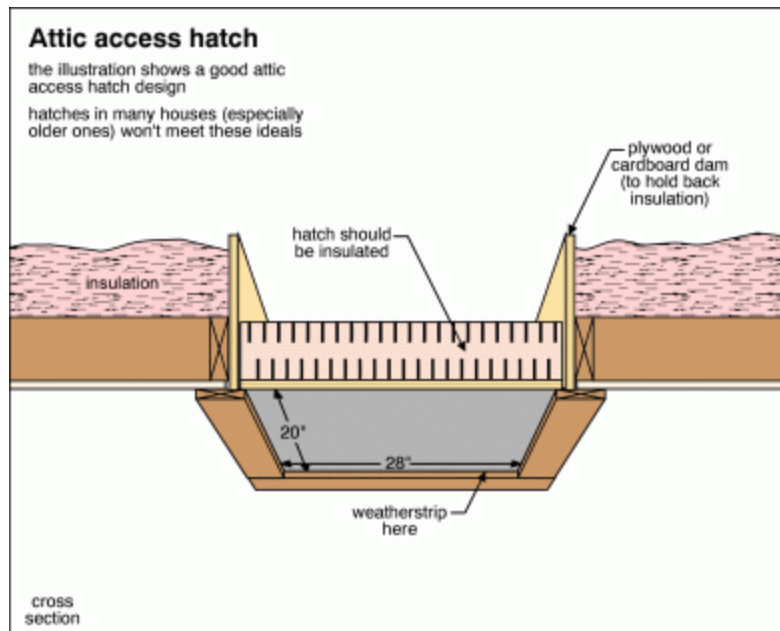
Recommendations

ATTIC/ROOF \ Hatch

29. Condition: • [Not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Task: Repair



[Click on image to enlarge.](#)

FOUNDATION \ Interior insulation

30. Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

Location: Various

Task: Repair

INSULATION AND VENTILATION

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23.

Description

Water supply source:

- Public
- Private

Water quality test recommended

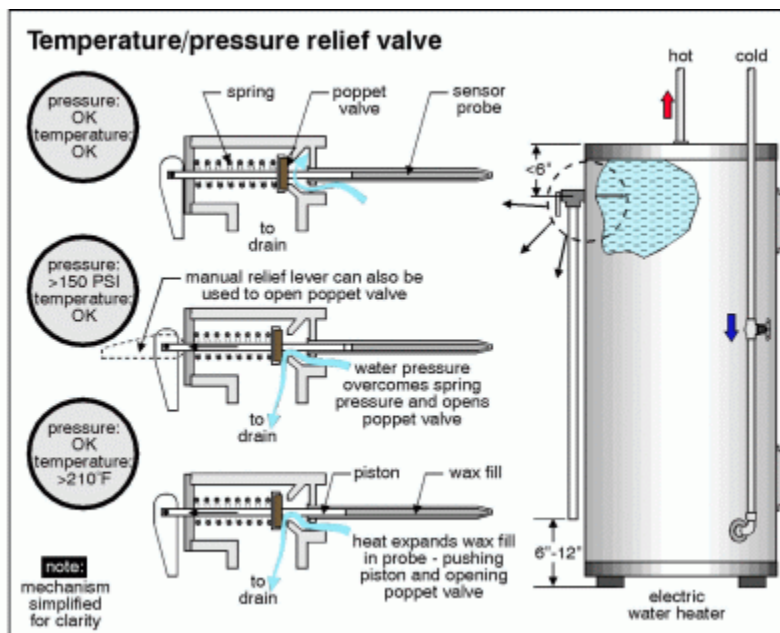
Service piping into building: • [Copper](#) • [Plastic](#)**Supply piping in building:** • [Copper](#)**Main water shut off valve at the:** • West • Basement • Front of the basement**Water heater fuel/energy source:** • [Gas](#)**Water heater type:** • [Conventional](#)**Tank capacity:** • [40 gallons](#)**Water heater approximate age:** • 5 years**Waste disposal system:** • [Septic system](#) • [Private](#)**Waste piping in building:** • [Plastic](#)**Gas piping:** • Steel • CSST (Corrugated Stainless Steel Tubing)

Recommendations

WATER HEATER \ Temperature/pressure relief valve**31. Condition:** • [Discharge tube missing](#)

Implication(s): Scalding

Task: Repair



[Click on image to enlarge.](#)

WASTE PLUMBING \ Drain piping - installation

32. Condition: • [Nonstandard materials and patches](#)

Electrical tape repairs

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Task: Repair



24.

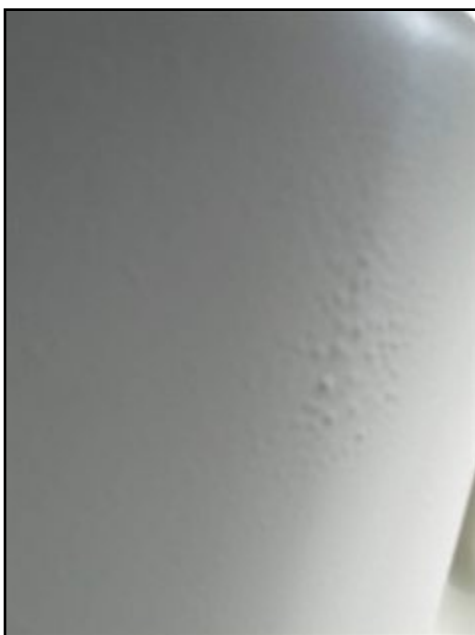
FIXTURES AND FAUCETS \ Bathtub

33. Condition: • [Surface defects](#)

Tub is painted

Implication(s): Cosmetic defects

Task: Repair



25. Full bath



26. Full bath

FIXTURES AND FAUCETS \ Whirlpool bath pump

34. Condition: • [No pump access](#)

Implication(s): Increased maintenance costs | Difficult to service

Task: Repair

Description

Major floor finishes: • [Carpet](#) • [Ceramic](#)

Major wall and ceiling finishes:

• [Plaster/drywall](#)

Drywall with sand paints on ceiling

Windows: • [Single/double hung](#) • Wood

Glazing: • [Double](#)

Evidence of basement leakage: • Efflorescence • Floor patched around perimeter • Spare pump on hand

Range fuel:

• Gas

About 5 years old

Appliances:

• Refrigerator

About 5 years old

• Dishwasher

About 5 years old

Laundry facilities: • Laundry tub • Hot/cold water supply • Vented to outside • 120-Volt outlet • Waste standpipe • Gas piping

Recommendations

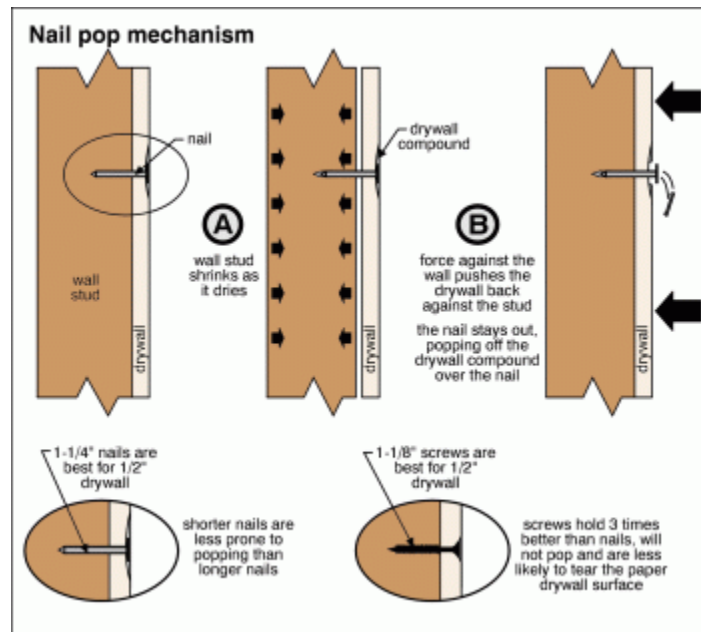
CEILINGS \ Plaster or drywall

35. Condition: • [Poor joints](#)

Implication(s): Cosmetic defects

36. Condition: • [Nail pops](#)

Implication(s): Cosmetic defects



Click on image to enlarge.

STAIRS \ Spindles or balusters

37. Condition: • [Too far apart](#)

Implication(s): Fall hazard

Location: Exterior Porch

Task: Repair

GARAGE \ Floor

38. Condition: • [Cracked](#)

Implication(s): Uneven floors

39. Condition: • [Improper slope](#)

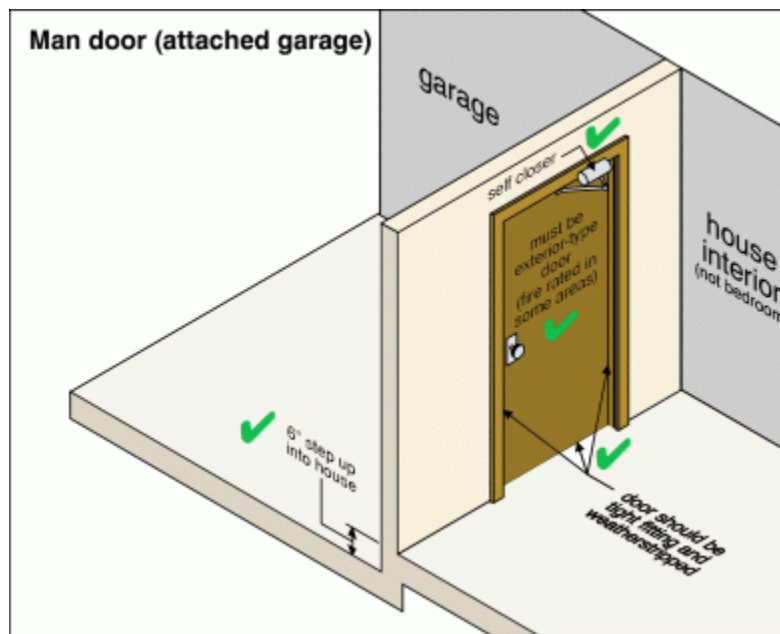
Implication(s): Loss of proper slope for drainage

GARAGE \ Man-door into garage

40. Condition: • [Door not fire rated or exterior type](#)

Implication(s): Increased fire hazard

Task: Improve



[Click on image to enlarge.](#)

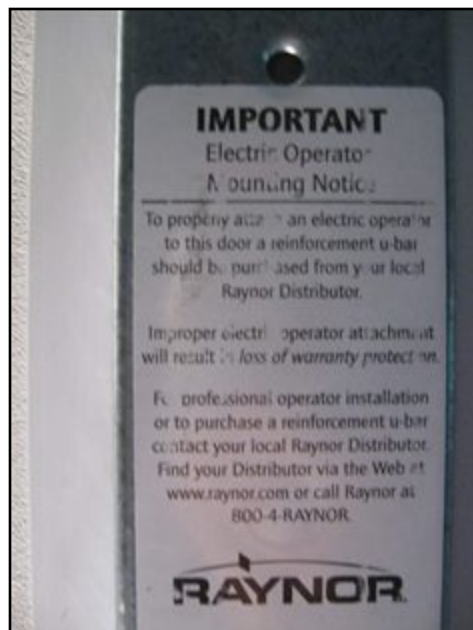
GARAGE \ Vehicle door operators

41. Condition: • Door is not reinforced where operator attaches

No reinforcement

Implication(s): Buckled door

Task: Repair



27.

END OF REPORT