



# Your Inspection Report

32 Sample Avenue  
Rochester, NY 14624



**PREPARED FOR:**

JOE SMITH

**INSPECTION DATE:**

Monday, February 7, 2011

**PREPARED BY:**

George Cline NYS Lic. No. 16000006848



HomePro Inspections  
1170 Ridge Road, Suite 156  
Webster, NY 14580

585-872-2430  
Fax: 1-866-470-7704  
[www.rochesterhomepro.com](http://www.rochesterhomepro.com)  
office@RochesterHomePro.com



February 9, 2011

Dear Joe Smith,

RE: Report No. 2366, v.2  
32 Sample Avenue  
Rochester, NY  
14624

Thank you for choosing HomePro Inspections to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Thanks again for allowing us to work with you.

Sincerely,

George Cline NYS Lic. No. 16000006848  
on behalf of  
HomePro Inspections

HomePro Inspections  
1170 Ridge Road, Suite 156  
Webster, NY 14580  
585-872-2430  
Fax: 1-866-470-7704



## INVOICE

February 9, 2011

Client: Joe Smith

Report No. 2366, v.2

For inspection at:

32 Sample Avenue

Rochester, NY

14624

on: Monday, February 7, 2011

HI - GMC

\$345.00

Pest Inspection (collected for CastleGuard Pest Management, Inc.)

\$95.00

Total

\$440.00

PAID IN FULL - THANK YOU!

HomePro Inspections  
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585-872-2430  
Fax: 1-866-470-7704

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

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

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Near end of life expectancy](#)

Roof completely snow covered at time of inspection. However, based on the age of the home and the fact that there is 2 layers of roofing, it is likely the current roof is over 20 years old. Inquire with sellers for more information.

**Location:** Roof

**Task:** Further evaluation

**Time:** Prior to closing

**Cost:** Depends on work needed

## Structure

### ROOF FRAMING \ Sheathing

**Condition:** • [Mold](#)

What is believed to be mold/mildew was seen on the roof sheathing in the attic space. Recommend contacting a mold expert prior to closing for further evaluation.

**Location:** Throughout Attic

**Task:** Further evaluation / Mitigate as needed

**Time:** Prior to closing

**Cost:** Major

## Electrical

### SERVICE DROP AND SERVICE ENTRANCE \ Service conductors

**Condition:** • [Insulation missing or damaged](#)

**Location:** Rear Exterior

**Task:** Replace

**Time:** As soon as possible

**Cost:** Major

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • [Obsolete](#)

The main electrical panel is a Federal Pacific "Stab-Lok" service panel. This panel is a latent safety hazard; its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. Replacement of the service panel is recommended for improved safety. Recommend contacting a licensed electrician prior to closing for further information and cost estimate to upgrade system.

**Task:** Further evaluation / Replace

**Time:** Immediate

**Cost:** Major

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**Condition:** • [Double taps](#)

**Location:** Rear Basement

**Task:** Repair

**Time:** Immediate (safety concern)

**Cost:** Minor

## DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Extension cord used as permanent wiring](#)

Inappropriate wiring was seen on the front wall of the basement. It was determined that this extension cord wiring enters the switch box adjacent to the front door in the foyer. The switch closest to the door controls the post light, porch ceiling light, and front exterior garage light? Unable to determine the purpose for the other three switches in the box.

**Location:** Front Basement

**Task:** Repair Further evaluation / Repair as needed

**Time:** Immediate (safety concern)

**Cost:** Minor

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Ground Fault Interrupter \(GFI\) needed](#)

**Location:** Exterior, Garage, Kitchen, Bathroom, Powder Room (all appropriate locations)

**Task:** Provide GFCI protection

**Time:** Immediate (safety concern)

**Cost:** Minor

## DISTRIBUTION SYSTEM \ Smoke detectors

**Condition:** • [None](#)

**Location:** First Floor, Bedrooms

**Task:** Provide additional smoke alarms

**Time:** Immediate (safety concern)

**Cost:** Minor

## DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

**Condition:** • [A CO monitor is required by New York State law. For more information follow this link.](#)

**Task:** Provide CO Monitor

**Time:** Immediately

**Cost:** Minor

## Heating

### CHIMNEY AND VENT \ Flue

**Condition:** • Voids between tiles

There are deteriorated, spalled flue tiles toward to top of the chimney and voids between tiles. Recommend consulting a chimney expert prior to closing for more information.

**Location:** Family Room

**Task:** Further evaluation / Repair as needed

# THE BOTTOM LINE

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY    February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

**Time:** Prior to closing

**Cost:** Major?

## Interior

### **GARAGE \ Vehicle door operators**

**Condition:** • [Fails to auto reverse](#)

**Location:** Garage

**Task:** Upgrade

**Time:** Immediate (safety concern)

**Cost:** Minor

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. Be sure to check with reputable contractors prior to closing where further evaluation has been recommended.

You must maintain your property; budget 1-3% of the purchase price for routine annual maintenance. For accurate repair or replacement costs, it is always best to check with a number of reputable contractors prior to closing.

If you need further assistance, please call us.

# ROOFING

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

## Description

**General:** • Number of roofing layers: 2

**General:** • Roof Maintenance Budget: \$300 - \$400 per year

**General:** • Roof age: unknown - completely snow covered

**Sloped roofing material:** • [Asphalt shingles](#)

**Probability of leakage:** • Low

## Limitations

**Roof inspection limited/prevented by:** • Snow

**Roof inspection limited/prevented by:** • Lack of access (too high/steep)

**Inspection performed:** • By walking on lower roof

*Note:* to inspect chimney

**Inspection performed:** • From the ground

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Near end of life expectancy](#)

Roof completely snow covered at time of inspection. However, based on the age of the home and the fact that there is 2 layers of roofing, it is likely the current roof is over 20 years old. Inquire with sellers for more information.

**Location:** Roof

**Task:** Further evaluation

**Time:** Prior to closing

**Cost:** Depends on work needed

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

There was ice build-up in the gutters at the time of the inspection. Also, there was some minor water damage to the lower rear soffit adjacent to the garage that was likely a result of ice damming. Improved attic ventilation and insulation will reduce the risk of ice damming. Sometimes, heat tapes are needed to control ice damming.

**Location:** Throughout

**Task:** Improve

**Time:** As soon as possible

**Cost:** Depends on approach



# ROOFING

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

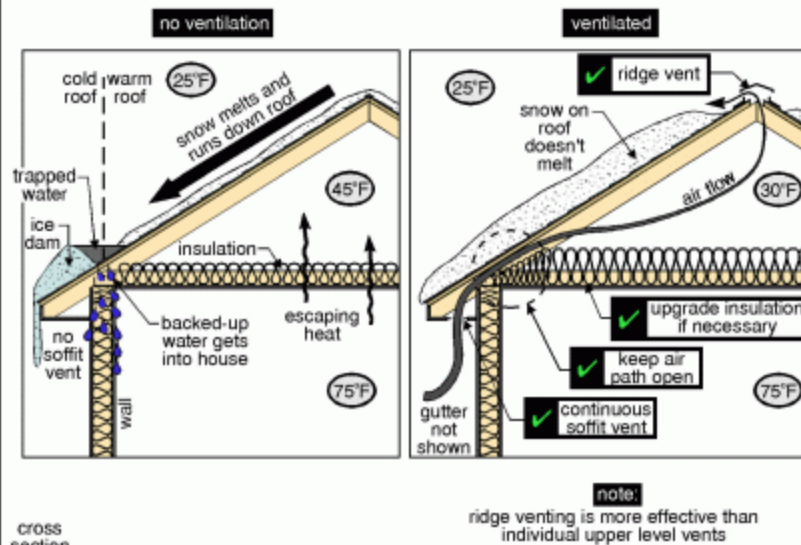
INTERIOR

SITE INFO

MORE INFO

REFERENCE

## Preventing ice dams with ventilation



[Click on image to enlarge.](#)



minor damage to lower rear soffit



ice buildup in gutters

### SLOPED ROOF FLASHINGS \ Flashings

**Condition:** • Inspect during annual tune-up.

**Location:** Throughout

**Task:** Monitor / Repair as needed

**Time:** Regular maintenance

**Cost:** Depends on work



# EXTERIOR

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

## Description

**General:** • [Lead paint? For more information follow this link](#)

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

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

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

**Lot slope:** • Unknown - snow restricting view

**Lot slope:** • [Flat](#)

**Wall surfaces - masonry:** • [Brick](#)

**Wall surfaces :** • [Asbestos cement shingles](#)

**Soffit and fascia:** • [Wood](#)

**Driveway:** • Asphalt

**Walkway:** • Concrete

**Porch:** • Concrete

**Exterior steps:** • Wood

## Limitations

**Inspection limited/prevented by:** • Storage in garage

**Inspection limited/prevented by:** • Vines/shrubs/trees against wall • Snow

**No or limited access to:** • Chimney crown (top) • Driveway • Walkways • Yard • Flat surfaces

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Recommendations

### General

• Unexpected minor expenses for this property may approximate: \$200 - \$300.

### WALLS \ Soffits and fascia

**Condition:** • [Vents missing, ineffective](#)

Improved attic ventilation (and insulation) will reduce the risk of ice damming, extend the life of the roof shingles, and purge moisture and heat from attic.

**Location:** Throughout

**Task:** Provide additional soffit vents and rafter baffles

**Time:** As soon as possible

**Cost:** Minor

# EXTERIOR

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

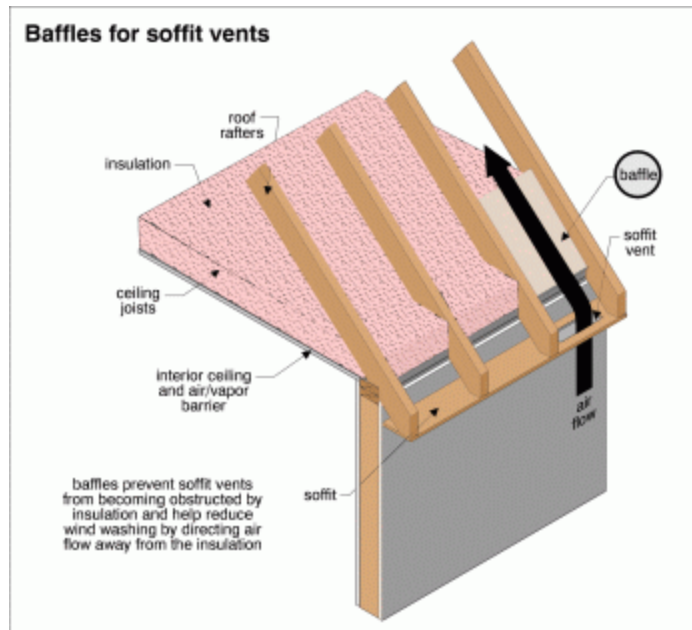
PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE



[Click on image to enlarge.](#)

## LANDSCAPING \ Walk and driveway

**Condition:** • [Cracked or damaged surfaces](#)

**Location:** Driveway

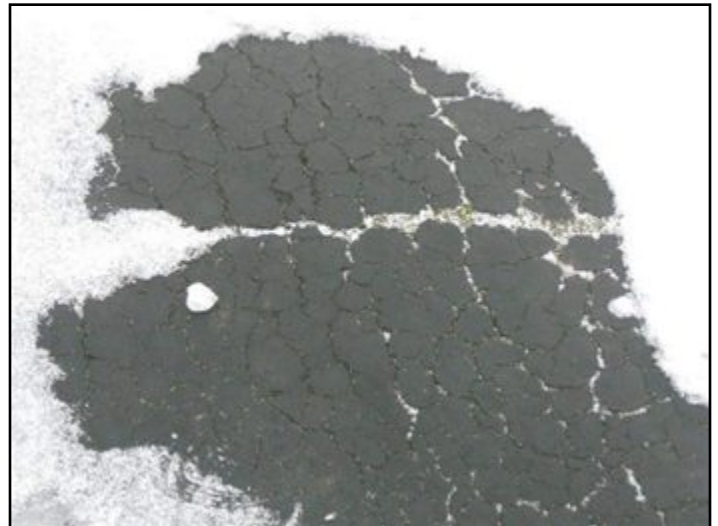
**Task:** Budget for Replacement

**Time:** Unknown

**Cost:** Depends on work needed



*gap between driveway and garage*



*surface cracking in driveway*

## Description

**General:** • Slight Foundation settlement

**General:** • Typical shrinkage cracks in basement floor

**General:** • Typical cracks and pitting in garage slab

**Configuration:**

- [Basement](#)
- [Crawl space](#)
- [Slab-on-grade](#)

rear porch

**Foundation material:** • [Masonry block](#)

**Floor construction:** • [Joists](#) • Steel columns

**Exterior wall construction:** • [Wood frame, brick veneer](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#) • [Plywood sheathing](#)

## Limitations

**Inspection limited/prevented by:** • Heavy Storage • Snow • Shrubs • Work bench / cabinets

**Inspection limited/prevented by:** • Wall, floor and ceiling coverings

**Attic/roof space:** • Entered attic

**Crawl space:**

- Entered but access was limited storage

**Percent of foundation not visible:** • 50 %

## Recommendations

**General**

- Unexpected minor expenses for this property may approximate: \$200 - \$300.

**FOUNDATIONS \ Foundation**

**Condition:** • [Cracked horizontally](#)

There is a very small horizontal crack in the mortar joint of the rear basement wall. This is likely a clue that the grading is not properly pitched away from the house.

**Location:** Rear Basement Wall

**Task:** Further evaluation of grading / Improve as needed

**Time:** As soon as weather permits

**Cost:** Minor

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

## FLOORS \ Sills

**Condition:** • [Rot](#)

There is a small area of rotted sill plate on the rear basement wall in the laundry area. It is thought that a previous plumbing vent roof leak was the cause. The area was dry at the time of the inspection. Inquire with the sellers for more information.

**Location:** Rear Basement

**Task:** Request disclosure

**Time:** Prior to closing

**Cost:** Minor



*rotted sill plate on rear basement wall*



*previous repairs to small crack in rear wall*

## ROOF FRAMING \ Sheathing

**Condition:** • [Buckled](#)

**Location:** Various Attic

**Task:** Replace

**Time:** When reroofing

**Cost:** Minor

**Condition:** • [Mold](#)

What is believed to be mold/mildew was seen on the roof sheathing in the attic space. Recommend contacting a mold expert prior to closing for further evaluation.

**Location:** Throughout Attic

**Task:** Further evaluation / Mitigate as needed

**Time:** Prior to closing

**Cost:** Major



# STRUCTURE

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE



*buckled plywood sheathing in attic*



*mold on roof sheathing in attic*



*mold on roof sheathing in attic*



*mold on roof sheathing in attic*

## Description

**General:** • Amateur workmanship

**Service entrance cable and location:** • [Overhead aluminum](#)

**Service size:** • [100 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [125 Amps](#)

**Main disconnect/service box type and location:** • Split bus - multiple shut-offs

**Main disconnect/service box type and location:** • [Breakers - basement](#)

**Number of circuits installed:** • 9

**System grounding material and type:** • [Copper - water pipe](#)

**Distribution panel rating:** • [125 Amps](#)

**Distribution panel type and location:** • Expansion room • Panel partially labeled

**Distribution panel type and location:** • [Breakers - basement](#)

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • None

**Smoke detectors:**

• [Present](#)

top of basement stairs, second floor hallway

**Carbon monoxide (CO) detectors:** • None noted

## Limitations

**Inspection limited/prevented by:** • Painted riser cable

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified. • The circuits are not labeled at the panel

## Recommendations

### General

• Unexpected minor expenses for this property may approximate: \$200 - \$300.

### SERVICE DROP AND SERVICE ENTRANCE \ Service conductors

**Condition:** • [Insulation missing or damaged](#)

**Location:** Rear Exterior

**Task:** Replace

**Time:** As soon as possible

**Cost:** Major

## SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • [Obsolete](#)

The main electrical panel is a Federal Pacific "Stab-Lok" service panel. This panel is a latent safety hazard; its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. Replacement of the service panel is recommended for improved safety. Recommend contacting a licensed electrician prior to closing for further information and cost estimate to upgrade system.

**Task:** Further evaluation / Replace

**Time:** Immediate

**Cost:** Major

## SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

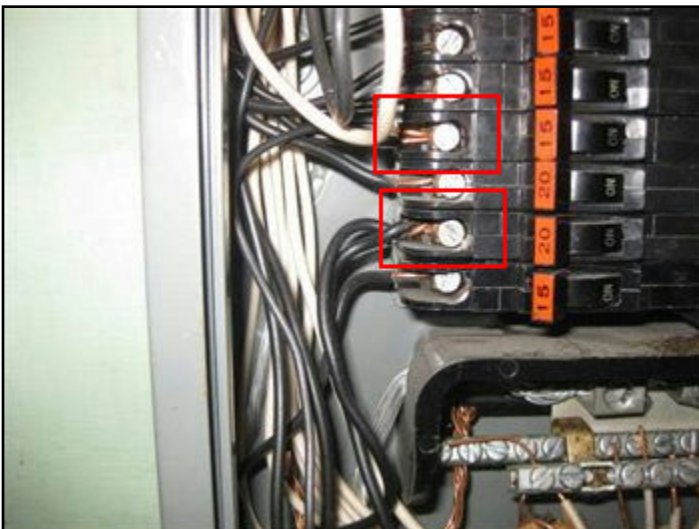
**Condition:** • [Double taps](#)

**Location:** Rear Basement

**Task:** Repair

**Time:** Immediate (safety concern)

**Cost:** Minor



*double tapped breakers*



*damaged insulation on riser cable*

## DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

**Condition:** • [Damage](#)

The insulation on a wire in the band joist of the basement laundry area is damaged.

**Location:** Rear Basement Laundry Area

**Task:** Repair

**Time:** Immediate (safety concern)

**Cost:** Minor



## DISTRIBUTION SYSTEM \ Wiring - installation

**Condition:** • [Extension cord used as permanent wiring](#)

Inappropriate wiring was seen on the front wall of the basement. It was determined that this extension cord wiring enters the switch box adjacent to the front door in the foyer. The switch closest to the door controls the post light, porch ceiling light, and front exterior garage light? Unable to determine the purpose for the other three switches in the box.

**Location:** Front Basement

**Task:** Repair Further evaluation / Repair as needed

**Time:** Immediate (safety concern)

**Cost:** Minor

## DISTRIBUTION SYSTEM \ Lights

**Condition:** • Inappropriate wiring at light fixture

**Location:** Rear Basement

**Task:** Remove

**Time:** Immediate (safety concern)

**Cost:** Minor



*damaged wire in rear band joist*



*inappropriate wiring at light fixture*



*extension cord in basement*



*stranded wire entering switch box from basement*

**Condition:** • [Inoperative](#)

**Location:** Front Foyer Ceiling

**Task:** Repair (bulb?)

**Time:** As soon as possible

**Cost:** Minor

#### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • [Ground Fault Interrupter \(GFI\) needed](#)

**Location:** Exterior, Garage, Kitchen, Bathroom, Powder Room (all appropriate locations)

**Task:** Provide GFCI protection

**Time:** Immediate (safety concern)

**Cost:** Minor

#### **DISTRIBUTION SYSTEM \ Smoke detectors**

**Condition:** • [None](#)

**Location:** First Floor, Bedrooms

**Task:** Provide additional smoke alarms

**Time:** Immediate (safety concern)

**Cost:** Minor

#### **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors**

**Condition:** • [A CO monitor is required by New York State law. For more information follow this link.](#)

**Task:** Provide CO Monitor

**Time:** Immediately

**Cost:** Minor

# HEATING

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

## Description

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#)

**Furnace manufacturer:** • Rheem

**Heat distribution:** • [Ducts and registers](#)

**Approximate capacity:** • [100,000 BTU/hr](#)

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [9 years](#)

**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years

**Failure probability:** • [Low](#)

**Main fuel shut off at:** • Meter

**Fireplace:** • [Wood-burning fireplace](#)

**Chimney/vent:** • [Masonry](#)

**Furnace exhaust pipe:** • Double wall

**Chimney liner:** • [Clay](#)

**Combustion air source:** • Interior of home

**Humidifiers:** • [Trickle/cascade type](#)

## Limitations

**Inspection prevented/limited by:**

- Restricted access  
furnace flue

**Safety devices:** • Not tested as part of a home inspection

**Heat exchanger:**

- Not visible  
Furnace last service 8/2009 per maintenance sticker.

## Recommendations

### General

- Unexpected minor expenses for this property may approximate: \$200 - \$300.

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

## CHIMNEY AND VENT \ Flue

**Condition:** • Voids between tiles

There are deteriorated, spalled flue tiles toward to top of the chimney and voids between tiles. Recommend consulting a chimney expert prior to closing for more information.

**Location:** Family Room**Task:** Further evaluation / Repair as needed**Time:** Prior to closing**Cost:** Major?

*spalled tile, voids between tiles*



*deteriorated, spalled flue tiles*

## CHIMNEY AND VENT \ Masonry chimney

**Condition:** • [Loose, missing or deteriorated mortar](#)

Additional Conditions: Previous repairs, Loose weathering slate

**Location:** Above Roof (roof side)**Task:** Repoint**Time:** As soon as weather permits**Cost:** Minor



# HEATING

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

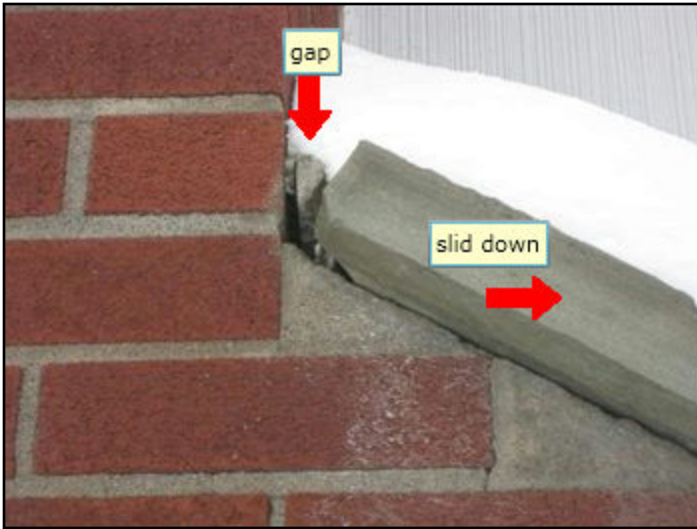
PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE



*loose weathering slate*



*loose mortar, previous repairs*

**Condition:** • [Ash pit door problems](#)

**Location:** Crawl Space

**Task:** Replace (rusted out)

**Time:** Prior to use

**Cost:** Minor

## **CHIMNEY AND VENT \ Masonry chimney cap**

**Condition:** • [No drip edge on cap](#)

The chimney crown was snow covered; however, some previous repairs were noted.

**Location:** Right Side Family Room

**Task:** Replace

**Time:** When necessary

**Cost:** Minor



*rusted out ash dump door in crawl space*



*previous repairs, no drip edge (thin at edge)*

# COOLING & HEAT PUMP

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

## Description

**Air conditioning type:** • [Air cooled](#)

**Manufacturer:** • Rheem

**Cooling capacity:** • [30,000 BTU/hr](#)

**Compressor type:** • Electric

**Compressor approximate age:** • 9 years

**Typical life expectancy:** • 12 to 15 years

**Failure probability:** • [Medium](#)

## Limitations

**Inspection limited/prevented by:**

- Low outdoor temperature

Unable to test the air conditioning system because of cold temperatures.

## Recommendations

### General

- Unexpected minor expenses for this property may approximate: \$200 - \$300.

# INSULATION AND VENTILATION

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

## Description

**Attic/roof insulation material:** • [Glass fiber](#)

**Attic/roof insulation amount/value:** • R-30

**Attic/roof ventilation:** • [Roof and soffit vents](#) • [Gable vent](#)

**Wall insulation material:** • Not visible

**Wall insulation amount/value:** • Not determined

**Foundation wall insulation amount/value:** • [None found](#)

**Floor above crawlspace insulation material:** • No insulation was present in crawl space area

**Crawlspace ventilation:** • [Into basement](#)

## Limitations

**Inspection prevented by no access to:** • Wall space

**Attic inspection performed:** • By entering attic

**Roof space inspection performed:** • By entering attic

**Crawl space inspection performed:**

• By entering space, but access was limited storage

**Roof ventilation system performance:** • Restrictive attic ventilation. Improvements are recommended.

## Recommendations

### ATTIC/ROOF \ Insulation

**Condition:** • [Amount less than current standards](#)

Additional Conditions: Gaps and voids around heating vent pipes

**Location:** Attic

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Depends on approach

### ATTIC/ROOF \ Roof vents

**Condition:** • [Obstructed](#)

One of the roof vents does not line up with the hole cut into the roof sheathing.

**Location:** Attic

**Task:** Repair

**Time:** As soon as possible

**Cost:** Minor



# INSULATION AND VENTILATION

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE



*gaps and voids around heating vent pipes*



*obstructed roof vent*

## **FOUNDATION \ Interior insulation**

**Condition:** • [None at rim joist](#)

**Location:** Throughout Crawl Space and Basement

**Task:** Upgrade

**Time:** Discretionary

**Cost:** Depends on approach

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Description

**Water supply source:** • Public  
**Service piping into building:** • [Copper](#)  
**Supply piping in building:** • [Copper](#)  
**Main water shut off valve at the:** • Front of the basement  
**Water flow (pressure):** • [Functional](#)  
**Water heater fuel/energy source:** • [Gas](#)  
**Water heater type:** • [Conventional](#)  
**Water heater manufacturer:** • Richmond  
**Tank capacity:** • [40 gallons](#)  
**Water heater approximate age:** • 12 years  
**Typical life expectancy:** • 8 to 12 years  
**Water heater failure probability:** • [High](#)  
**Waste disposal system:** • [Public](#)  
**Waste piping in building:** • [Plastic](#) • [Copper](#)  
**Pumps:** • [Sump pump](#)  
**Floor drain location:** • None found  
**Gas piping:** • Steel

## Limitations

**Inspection limited/prevented by:** • Tub(s) without access  
**Fixtures not tested/not in service:** • Sump pump (pressure switch activated)  
**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows

## Recommendations

### General

• Unexpected minor expenses for this property may approximate: \$200 - \$300.

### SUPPLY PLUMBING \ Shut off valve

**Condition:** • [Missing or cannot be located](#)

**Location:** Under Second Floor Bathroom Sink

**Task:** Provide

**Time:** When necessary

**Cost:** Minor

# PLUMBING

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

## WATER HEATER \ Life expectancy

**Condition:** • [Near end of life expectancy](#)

**Location:** Basement

**Task:** Budget for Replacement

**Time:** Unpredictable

**Cost:** Minor

## WATER HEATER \ Temperature/pressure relief valve

**Condition:** • [Leaking](#)

**Location:** Basement

**Task:** Replace

**Time:** As soon as possible

**Cost:** Minor



*bucket of water from PRV*



*dripping pressure relief valve (PRV)*

## WASTE PLUMBING \ Drain piping - performance

**Condition:** • [Leak](#)

**Location:** Under Second Floor Bathroom Sink (at pop-up connection)

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

## WASTE PLUMBING \ Traps - performance

**Condition:** • Corroded

**Location:** Powder Room and Second Floor Bathroom Sinks

**Task:** Replace

**Time:** As soon as possible

**Cost:** Minor

32 Sample Avenue, Rochester, NY February 7, 2011

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

**FIXTURES AND FAUCETS \ Basin, sink and laundry tub****Condition:** • [Surface defects](#)

The laundry tub is cracked in several places but not leaking at the time of the inspection.

**Location:** Rear Basement Laundry Tub**Task:** Replace**Time:** When necessary**Cost:** Minor*corroded sink trap**cracks in bottom of laundry tub***FIXTURES AND FAUCETS \ Faucet****Condition:** • [Drip, leak](#)

Additional Conditions: Partial flow at spray handle

**Location:** Kitchen Sink**Task:** Repair or replace**Time:** Prior to use**Cost:** Minor**FIXTURES AND FAUCETS \ Bathtub****Condition:** • Tub shower head leaks**Location:** Second Floor Bathroom**Task:** Repair or replace**Time:** Prior to use**Cost:** Minor**FIXTURES AND FAUCETS \ Hose bibb****Condition:** • Missing handles (not tested)

Additional Conditions: Hosebibb not frost proof

**Location:** Rear Exterior**Task:** Upgrade**Time:** Discretionary**Cost:** Minor

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

## Description

**General:** • [Lead paint? For more information follow this link](#)

**Major floor finishes:** • Parquet

**Major floor finishes:** • [Carpet](#) • [Resilient](#)

**Major wall and ceiling finishes:** • Wallpaper

**Major wall and ceiling finishes:** • [Paneling](#) • [Gypsum board](#)

**Windows:** • Original • Replacement windows

**Windows:** • [Single/double hung](#) • [Casement](#) • [Awning](#) • Wood • Vinyl • Metal

**Glazing:**

• [Double](#)

• [Primary plus storm](#)

basement, kitchen casement

**Exterior doors - type/material:** • Hinged • [Sliding glass](#) • Garage door - wood

**Evidence of basement leakage:** • Added sump pump

**Evidence of basement leakage:** • Efflorescence • Stains • Peeling paint • Floor patched around perimeter

**Evidence of crawlspace leakage:** • Efflorescence • Stains

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Appliances:** • Refrigerator • Dishwasher • Waste disposal • Microwave oven

**Laundry facilities:** • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • Gas piping

## Limitations

**Inspection limited/prevented by:** • Carpet • Storage/furnishings • Storage in closets/cupboards

**Cosmetics:** • No comment offered on cosmetic finishes

**Appliances:** • Stove not tested

*Note:* control lock?

**Appliances:** • Microwave

**Appliances:** • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested



**Percent of foundation not visible:** • 50 %

**Basement leakage:** • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

**Crawlspace leakage:** • Cannot predict how often or how badly crawlspace will leak

## Recommendations

### General

• Unexpected minor expenses for this property may approximate: \$200 - \$300.

### WINDOWS \ Glass (glazing)

**Condition:** • [Lost seal on double or triple glazing](#)

**Location:** Front Living Room (upper sash)

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor

### BASEMENT \ Leakage

**Condition:** • Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats so if water is allowed to collect outside of foundation walls, it will leak through into the basement. Because of the construction techniques used at the time, older homes are more susceptible to basement leakage. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the foundation, rather than toward the foundation.

**Location:** Crawl Space and Basement

**Task:** Improve

**Time:** If necessary

**Cost:** Minor



*stains on basement walls*



*stains on crawl space walls*

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

## GARAGE \ Floor

**Condition:** • Cracked and pitted

**Location:** Garage

**Task:** Caulk cracks

**Time:** As soon as weather permits

**Cost:** Minor

## GARAGE \ Vehicle door operators

**Condition:** • [Fails to auto reverse](#)

**Location:** Garage

**Task:** Upgrade

**Time:** Immediate (safety concern)

**Cost:** Minor

## EXHAUST FANS \ Exhaust fan

**Condition:** • [Missing](#)

**Location:** Second Floor Bathroom

**Task:** Provide

**Time:** Discretionary

**Cost:** Minor

## APPLIANCES \ Refrigerator

**Condition:** • Old

**Location:** Kitchen

**Task:** Budget for Replacement

**Time:** Unpredictable

**Cost:** Depends on model

## APPLIANCES \ Dryer

**Condition:** • Dryer vent with energy saver

**Location:** Rear Basement Laundry Area

**Task:** Remove (or at least do not use)

**Time:** Immediate

**Cost:** Minor

**Condition:** • Old

**Location:** Basement Laundry Area

**Task:** Budget for Replacement

**Time:** Unpredictable

**Cost:** Depends on model



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Report No. 2366, v.2

32 Sample Avenue, Rochester, NY February 7, 2011

THE BOTTOM

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

## Description

**General:** • Charges paid in full with check

*Note:* #832

**General:** • Client Attention: Complete

**Weather:** • Overcast • There was snow on the ground. • There was snow on the roof.

**Approximate temperature:** • 34°

**Attendees:** • Pest Inspector - John Fraysier

**Attendees:** • Buyer • Buyer's Agent

**Access to home provided by:** • Lockbox

**Occupancy:** • There was no one home during the inspection. • The home was furnished during the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate inspection start and end time:** • The inspection started at:

*Note:* 9:00 a.m.

**Approximate inspection start and end time:** • The inspection ended at:

*Note:* 11:45 a.m.

**Approximate age of home:** • 47 years

**Approximate date of construction:** • 1964

## MORE INFO

Report No. 2366, v.2

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THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

### Description

**General:** • The following documents provide additional information on a range of topics. Please read the descriptions below to see which links may be of interest to you.

**General:** • [Home Repair Guide: This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken.](#)

**General:** • [Life Cycles and Costs. Ballpark estimates based on a typical three-bedroom home.](#)

**General:** • [Priority items for home buyers - A list of things you should do when moving into your new home and a few regular maintenance items.](#)

**General:** • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#)

**General:** • [Supplementary information - this section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mold.](#)

**General:** • [Standards of Practice: This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

**General:** • [When Things Go Wrong: Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

**General:** • [The Perfect House: Our inspectors at HomePro Inspections have conducted over 8,000 home inspections and we haven't found a perfect house yet. Since perfection is not an option, what should you expect?](#)

**END OF REPORT**

# REFERENCE LIBRARY

Report No. 2366, v.2

32 Sample Avenue, Rochester, NY    February 7, 2011

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)