

Subj: **Fwd: (no subject)**
Date: 7/30/2009 4:23:20 A.M. Eastern Daylight Time
From: [ALTAsup](#)
To: [ALTAsup](#)

From: ALTAsup
To: ALTAsup
Sent: 7/29/2009 11:11:29 P.M. Eastern Daylight Time
Subj: (no subject)



Inspection Report

Mr. Joe Homebuyer

Property Address:
124 Mockingbird Lane
Albany NY 12201



Altamont Superior Home Inspections LLC

**Kenneth Reed NYS#16000038576
Altamont, NY 12009
518-595-4727**



[Top](#) [Table of Contents](#) [Bottom](#)

Table of Contents

- [Cover Page](#)
- [Table of Contents](#)
- [Intro Page](#)
- [1 Structural Components](#)
- [2 Exterior](#)
- [3 Roofing](#)
- [4 Plumbing](#)
- [5 Electrical System](#)
- [6 Heating](#)
- [7 Air Conditioning](#)
- [8 Interiors](#)
- [9 Insulation and Ventilation](#)
- [10 Built-In Kitchen Appliances](#)
- [Repair](#)
- [Investigate](#)
- [Invoice](#)
- [Attachments](#)
- [Inspection Agreement](#)

[Top](#) [Table of Contents](#) [Bottom](#)

| | | |
|---|---------------------------------------|----------------------------------|
| Date: 1/1/2009 | Time: 08:45 PM | Report ID: 0101-01 |
| Property: 124 Mockingbird Lane Albany NY 12201 | Customer: Mr. Joe Homebuyer | Real Estate Professional: |

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. Not Present items will be noted only in the Report and will NOT be in the Summary. Please read the entire report and consider items or components that are not present.

Repair = 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.

Investigate = refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed.

Standards of Practice:
NACHI National Association
of Certified Home Inspectors

In Attendance:
Customer

Type of building:
Single Family (2 story)

Approximate age of building:
Over 50 Years, Over 25
Years

Temperature:
Over 65

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

Radon Test:
Yes

Water Test:
No

[Top Table of Contents](#) [Bottom](#)

1. 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.

| | | |
|--|----------|--|
| | IN NI NP | Styles & Materials |
| 1.0 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.) | X | Foundation: Poured concrete Method used to observe Crawlspaces: No crawlspace |
| 1.1 WALLS (Structural) | X | Floor Structure: |
| 1.2 COLUMNS OR PIERS | X | 2 X 10 |
| 1.3 FLOORS (Structural) | X | Wall Structure: |
| 1.4 CEILINGS (structural) | X | 2 X 6 Wood |
| 1.5 ROOF STRUCTURE AND ATTIC | X | Columns or Piers: Steel lally columns |

IN=Inspected, NI=Not Inspected, NP=Not Present

IN NI NP

Ceiling Structure:
2X8
Roof Structure:
Engineered wood trusses
Roof-Type:
Gable
Method used to observe attic:
Walked
Attic info:
Pull Down stairs

Comments:

1.0



1.0 Picture 1

Evidence of water intrusion at beam pocket in basement. At this location on the exterior, there is a negative ground slope that directs water toward the foundation. Recommend improvement to exterior grading and use of drain tile to prevent this.

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.

[Top Table of Contents](#) [Bottom](#)

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.

| | IN | NI | NP | Styles & Materials |
|---|----|----|----|---|
| 2.0 WALL CLADDING FLASHING AND TRIM | X | | | Siding Style: Lap |
| 2.1 DOORS (Exterior) | X | | | vinyl siding |
| 2.2 WINDOWS | X | | | Siding Material: Vinyl |
| 2.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) | X | | | Exterior Entry Doors: Insulated Steel Appurtenance: Covered porch Driveway: Gravel |
| 2.4 EAVES, SOFFITS AND FASCIAS | X | | | Garage Door Type: One automatic |
| 2.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) | X | | | Garage Door Material: Insulated Auto-opener Manufacturer: SEARS |

IN=Inspected, NI=Not Inspected, NP=Not Present

Comments:

2.0 Exterior cladding is vinyl on 3 sides, lap-style wood in the back.

🐞 2.3 Poor drainage on west side of home. Negative slope creates a trough where water can seep into the basement.

🐞 2.5 Garage door does not reverse when met with resistance. This needs immediate attention, since a child or pet could be injured or killed if they are trapped under the door. Recommend repair or replacement by a qualified professional.

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.

[Top Table of Contents Bottom](#)

3. Roofing

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.

| | IN | NI | NP | Styles & Materials |
|----------------------------------|----|----|----|---------------------------------|
| 3.0 ROOF COVERINGS | X | | | Roof Covering: Architectural |
| 3.1 FLASHINGS | X | | | Viewed roof covering from: |
| 3.2 SKYLIGHTS, CHIMNEYS AND ROOF | X | | | |

PENETRATIONS

3.3 ROOF DRAINAGE SYSTEMS

| | |
|----------|---------------------|
| | Walked roof |
| X | Sky Light(s): |
| | None |
| IN NI NP | Chimney (exterior): |
| | Brick |

IN=Inspected, NI=Not Inspected, NP=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.

[Top Table of Contents](#) [Bottom](#)

4. Plumbing

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.

| | IN | NI | NP | Styles & Materials |
|---|----|----|----|---|
| 4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS | X | | | Water Source: Public |
| 4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES | X | | | Water Filters: None |
| 4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS | X | | | Plumbing Water Supply (into home): Copper |
| 4.3 MAIN WATER SHUT-OFF DEVICE (Describe location) | X | | | Plumbing Water Distribution (inside home): Copper |
| 4.4 FUEL DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks) | X | | | Washer Drain Size: 2" Diameter |
| 4.5 MAIN FUEL SHUT OFF (Describe Location) | X | | | Plumbing Waste: PVC |
| 4.6 SUMP PUMP | | X | | Water Heater Power Source: Electric |
| 4.7 FUEL STORAGE TANKS | X | | | Water Heater Capacity: 40 Gallon (1-2 people) Water Heater Location: Basement Manufacturer: A.O. SMITH |

IN=Inspected, NI=Not Inspected, NP=Not Present

Comments:

4.1



4.1 Picture 1

4.1 Picture 2

Water meter in basement has no jumper wire to maintain continuity of grounding. Also, there is a broken water pipe in the basement that needs repair before water is turned back on.

4.2



4.2 Picture 1

Water heater lacks a TPRV (temperature/pressure relief valve) extension. The purpose of the valve is to relieve pressure in the water tank if the temperature of the water becomes too high, making it expand. The extension tube directs the hot water and steam toward the floor, rather than into the air where someone could be injured. The tube should be made of 3/4" copper (not PVC) and extend to within 6 inches of the floor.

4.3 Main water shut off is located on east wall in basement.

4.5 Main fuel shutoff located in-line between oil tank and furnace.

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.

[Top Table of Contents Bottom](#)

5. 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.

IN NI NP

| | | |
|--|---|--|
| 5.0 SERVICE ENTRANCE CONDUCTORS | X | |
| 5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS | X | |
| 5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE | X | Styles & Materials Electrical Service Conductors: Overhead service Panel capacity: 200 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: SQUARE D Branch wire 15 and 20 AMP: |
| 5.3 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) | X | Copper Wiring Methods: Romex |
| 5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE | X | |
| 5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) | X | |
| 5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS | X | |
| 5.7 SMOKE DETECTORS | X | |
| 5.8 CARBON MONOXIDE DETECTORS | X | |
| | | IN NI NP |

IN=Inspected, NI=Not Inspected, NP=Not Present

Comments:

5.0



5.0 Picture 1

Service conductor is not properly secured to home at the exterior. Also, the entry point is not sealed properly, which could allow moisture to damage the sheathing and structural components. Recommend that these issues be addressed by a qualified contractor.

5.2 Under sized conductor used on 20 AMP branch circuit to dining room. An under sized branch circuit conductor could overheat before the breaker could trip, causing a fire. Recommend replacement of wiring by a qualified electrician.

5.5 GFCI above kitchen counter fails to trip when tested. Recommend investigation by a qualified electrician, replace if necessary.

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.

[Top Table of Contents Bottom](#)

6. Heating

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.

| | IN | NI | NP | Styles & Materials |
|---|----|----|----|--|
| 6.0 HEATING EQUIPMENT | X | | | Heat Type: |
| 6.1 NORMAL OPERATING CONTROLS | X | | | Oil-fired Forced Warm |
| 6.2 AUTOMATIC SAFETY CONTROLS | X | | | Air |
| 6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | X | | | Energy Source: |
| 6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM | X | | | Oil |
| 6.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems) | X | | | Number of Heat Systems (excluding wood): |
| 6.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove) | | | X | One |
| 6.7 GAS/LP FIRELOGS AND FIREPLACES | | | X | Heat System Brand: |
| | | | | RUUD |
| | | | X | Ductwork: |
| | | | | Insulated |
| | | | X | Non-insulated |
| | | | | Filter Type: |
| | | | | Disposable |
| | | | | Filter Size: |
| | | | | 16x25 |
| | | | | Types of Fireplaces: |
| | | | | None |
| | | | | Operable Fireplaces: |
| | | | | None |
| | | | | Number of |
| | | | | Woodstoves: |
| | | | | None |

IN=Inspected, NI=Not Inspected, NP=Not Present

Comments:

6.4 No heat source to upstairs bedroom on northwest side of home. Passive floor diffusers from downstairs den are present.

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.

[Top Table of Contents Bottom](#)

7. Air Conditioning

| | IN | NI | NP | Styles & Materials |
|--|----|----|----|----------------------|
| 7.0 COOLING AND AIR HANDLER EQUIPMENT | X | | | Cooling Equipment |
| 7.1 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, | X | | | Type: |
| | | | | Air conditioner unit |

| | | |
|---|----------|------------------------------------|
| registers, radiators, fan coil units and convectors) | | Cooling Equipment |
| 7.2 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM | X | Energy Source: Electricity |
| 7.3 NORMAL OPERATING CONTROLS | X | Central Air |
| | IN NI NP | Manufacturer: CLIMATE MASTER |
| IN=Inspected, NI=Not Inspected, NP=Not Present | | Number of AC Only Units: One |

Comments:

7.2 No ductwork provided for upstairs bedroom/northwest side.

[Top Table of Contents Bottom](#)

8. Interiors

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.

| | | |
|--|----------|---|
| | IN NI NP | Styles & Materials |
| 8.0 CEILINGS | X | Ceiling Materials: Drywall |
| 8.1 WALLS | X | Suspended ceiling panels |
| 8.2 FLOORS | X | Wall Material: Drywall |
| 8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS | X | Paneling |
| 8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS | X | Wallpaper |
| 8.5 DOORS (REPRESENTATIVE NUMBER) | X | Floor Covering(s): Carpet |
| 8.6 WINDOWS (REPRESENTATIVE NUMBER) | X | IN NI NP Laminated T&G Ceramic Tile |
| IN=Inspected, NI=Not Inspected, NP=Not Present | | Interior Doors: Raised panel |
| | | Window Types: Thermal/Insulated Double-hung Casement |
| | | Window Manufacturer: ANDERSEN MALTA PEACHTREE |
| | | Cabinetry: Wood |
| | | Countertop: Composite |

Comments:

8.6 Master bedroom window is painted shut and will not open. All windows should be operational in case of an emergency. Repair as necessary.

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.

[Top Table of Contents Bottom](#)

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

| | | |
|---|----------|---|
| | IN NI NP | Styles & Materials |
| 9.0 INSULATION IN ATTIC | X | Attic Insulation: |
| 9.1 INSULATION UNDER FLOOR SYSTEM | X | Fiberglass |
| 9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT) | X | Vermiculite |
| 9.3 VENTILATION OF FOUNDATION AREAS | X | Extra Info : Vermiculite insulation is present in the attic. This type of insulation sometimes contains asbestos, a known carcinogen. |
| 9.4 VENTING SYSTEMS (Kitchens, baths and laundry) | X | Recommend removal or encapsulation by a qualified professional. |
| 9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC) | X | Ventilation: |
| | IN NI NP | Gable vents |
| | | Ridge vents |
| | | Soffit Vents |
| | | Exhaust Fans: |
| | | None |
| | | Dryer Power Source: |
| | | 220 Electric |
| | | Dryer Vent: |
| | | Flexible Vinyl |
| | | Extra Info : Flexible vinyl dryer vents are a known fire hazard and should be replaced with flexible metal or rigid PVC for safety reasons. |
| | | Floor System |
| | | Insulation: |
| | | Unfaced |
| | | R-19 |

IN=Inspected, NI=Not Inspected, NP=Not Present

Comments:

9.0 Vermiculite insulation is present in the attic. This type of insulation sometimes contains asbestos, a known carcinogen. Recommend removal or encapsulation by a qualified professional.

9.1



9.1 Picture 1


Fiberglass insulation in basement is in poor condition. Some areas are left un-insulated entirely. In some areas the insulation has been installed upside down, with the vapor barrier facing the unconditioned space.

 9.3



9.3 Picture 1

Basement has no source of ventilation, which may have contributed to this apparent mold growth in the basement. Recommend improving the basement ventilation to prevent humid air from stagnating in the basement. This causes condensation and leads to conditions favorable for mold growth. Also recommend mold testing and remediation of this area.

 9.4 The vent from the downstairs bathroom is kinked where it enters the attic, restricting the air flow. This could lead to moisture problems in the bathroom, including mold, mildew and damage to interior finishes. Recommend repair by a general contractor.

Flexible vinyl dryer vents are a known fire hazard and should be replaced with flexible metal or rigid PVC for safety reasons.

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

[Top](#) [Table of Contents](#) [Bottom](#)

10. Built-In Kitchen Appliances

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.

IN NI NP

| | | |
|----------------------------------|----------|---------------------|
| 10.0 DISHWASHER | X | Styles & Materials |
| 10.1 RANGES/OVENS/COOKTOPS | X | Dishwasher Brand: |
| 10.2 RANGE HOOD | X | KITCHEN AIDE |
| 10.3 TRASH COMPACTOR | | Disposer Brand: |
| 10.4 FOOD WASTE DISPOSER | X | X KENMORE |
| 10.5 MICROWAVE COOKING EQUIPMENT | X | Exhaust/Range hood: |
| 10.6 Refrigerator | X | AMANA |
| | IN NI NP | Range/Oven: |
| | | AMANA |
| | | Refrigerator: |
| | | HOTPOINT |

IN=Inspected, NI=Not Inspected, NP=Not Present

Comments:

10.5 Microwave is not built-in, and is not included in the home purchase. Not inspected for this reason. 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.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2008 : Licensed To Altamont Superior Home Inspections LLC
[Top](#) [Table of Contents](#) [Bottom](#)

Repair



Altamont Superior Home Inspections LLC
 Altamont, NY 12009
 518-595-4727

Customer

Mr. Joe Homebuyer

Address

124 Mockingbird Lane
 Albany NY 12201

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. As used in the Summary, "Repair" refers to a system or component that is not functioning as intended and is in need of Repair or Replacement; and "Investigate" refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed. ***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. Structural Components

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.)

1.0

Inspected



1.0 Picture 1

Evidence of water intrusion at beam pocket in basement. At this location on the exterior, there is a negative ground slope that directs water toward the foundation. Recommend improvement to exterior grading and use of drain tile to prevent this.

2. Exterior

VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR,

2.3 WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected



Poor drainage on west side of home. Negative slope creates a trough where water can seep into the basement.

GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met

2.5 with resistance)

Inspected

- 🔧 Garage door does not reverse when met with resistance. This needs immediate attention, since a child or pet could be injured or killed if they are trapped under the door. Recommend repair or replacement by a qualified professional.

4. Plumbing

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected



4.1 Picture 1

4.1 Picture 2

Water meter in basement has no jumper wire to maintain continuity of grounding. Also, there is a broken water pipe in the basement that needs repair before water is turned back on.

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected



4.2 Picture 1

Water heater lacks a TPRV (temperature/pressure relief valve) extension. The purpose of the valve is to relieve pressure in the water tank if the temperature of the water becomes too high, making it expand. The extension tube directs the hot water and steam toward the floor, rather than into the air where someone could be injured. The tube should be made of 3/4" copper (not PVC) and extend to within 6 inches of the floor.

5. Electrical System

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

Inspected

- 🔧 Under sized conductor used on 20 AMP branch circuit to dining room. An under sized branch circuit conductor could overheat before the breaker could trip, causing a fire. Recommend replacement of wiring by a qualified electrician.

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

- 🔧 GFCI above kitchen counter fails to trip when tested. Recommend investigation by a qualified electrician, replace if necessary.

9. Insulation and Ventilation

9.3 VENTILATION OF FOUNDATION AREAS

Inspected



9.3 Picture 1

Basement has no source of ventilation, which may have contributed to this apparent mold growth in the basement. Recommend improving the basement ventilation to prevent humid air from stagnating in the basement. This causes condensation and leads to conditions favorable for mold growth. Also recommend mold testing and remediation of this area.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected

- 🔧 The vent from the downstairs bathroom is kinked where it enters the attic, restricting the air flow. This could lead to moisture problems in the bathroom, including mold, mildew and damage to interior finishes. Recommend repair by a general contractor.

Flexible vinyl dryer vents are a known fire hazard and should be replaced with flexible metal or rigid PVC for safety reasons.

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.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2008 : Licensed To Altamont Superior Home Inspections LLC

[Top](#) [Table of Contents](#) [Bottom](#)

Investigate



Altamont Superior Home Inspections LLC
Altamont, NY 12009
518-595-4727

Customer

Mr. Joe Homebuyer

Address

124 Mockingbird Lane
 Albany NY 12201

5. Electrical System

5.0 SERVICE ENTRANCE CONDUCTORS

Inspected



5.0 Picture 1

Service conductor is not properly secured to home at the exterior. Also, the entry point is not sealed properly, which could allow moisture to damage the sheathing and structural components. Recommend that these issues be addressed by a qualified contractor.

8. Interiors

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected



Master bedroom window is painted shut and will not open. All windows should be operational in case of an emergency. Repair as necessary.

9. Insulation and Ventilation

9.0 INSULATION IN ATTIC

Inspected



Vermiculite insulation is present in the attic. This type of insulation sometimes contains asbestos, a known carcinogen. Recommend removal or encapsulation by a qualified professional.

9.1 INSULATION UNDER FLOOR SYSTEM

Inspected



9.1 Picture 1

Fiberglass insulation in basement is in poor condition. Some areas are left un-insulated entirely. In some areas the insulation has been installed upside down, with the vapor barrier facing the unconditioned space.

9.3 VENTILATION OF FOUNDATION AREAS

Inspected



9.3 Picture 1

Basement has no source of ventilation, which may have contributed to this apparent mold growth in the basement. Recommend improving the basement ventilation to prevent humid air from stagnating in the basement. This causes condensation and leads to conditions favorable for mold growth. Also recommend mold testing and remediation of this area.


INVOICE

Altamont Superior Home Inspections LLC Inspection Date: 1/1/2009
Report ID: 0101-01

Altamont, NY 12009
518-595-4727

Inspected By: Kenneth Reed

Customer Info:

Mr. Joe Homebuyer
 123 Mockingbird Lane.
 Albany NY 12201

Inspection Property:

124 Mockingbird Lane
 Albany NY 12201

Customer's Real Estate Professional:

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|--|--------|--------|-----------|
| Heated Sq Ft 0-2,500 | 310.00 | 1 | 310.00 |
| Radon Test (canisters) with inspection | 95.00 | 1 | 95.00 |

Tax \$0.00

Total Price \$405.00

Payment Method: Cash

Payment Status: Paid At Time Of Inspection

Note:

[Top](#) [Table of Contents](#) [Bottom](#)



Altamont Superior Home Inspections LLC
Altamont, NY 12009
518-595-4727

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[Top](#) [Table of Contents](#) [Bottom](#)

This sample agreement is provided as a reference and should be edited as necessary to produce a final inspection agreement for your business.

Note: Some items must be removed or altered by the inspector (including this note) in order to be used by the inspector. This may involve re-wording, or copying and pasting from the other agreements. It is recommended that someone with a strong legal understanding review and modify your final agreement as necessary to meet your local area and business requirements. You can use the drop down list above to insert merge fields that will automatically populate as necessary.



The address of the property is: 124 Mockingbird Lane Albany NY 12201

Fee for the home inspection is \$405.00. INSPECTOR acknowledges receiving a deposit of \$_____ from CLIENT.

THIS AGREEMENT made on 1/1/2009 by and between Kenneth Reed (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
 2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
 3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
 4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
 5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:
-

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having

jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home. CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE

[Top](#) [Table of Contents](#) [Bottom](#)