



SiteTech Home Inspections, LLC



Custom Home Inspection Report

Mr. & Mrs Joesph W. Doe
99 House Lane ~ YourTown New York, 14655

SiteTech Home Inspections, LLC
585-703-0369

visit us at www.SiteTech-LLC.com or e-mail SiteTech-LLC@Rochester.rr.com



OFFICE SAMPLE



SiteTech Home Inspections, LLC

John W. Doe ~ 999 House Lane ~ YourTown, NY ~ 14655 ~ Inspection Date-06/25/06-02:00PM

Client & Property Information

Client Name(s):	John W. Doe	Property Specifications		Property Condition	
Home Tele:	555~555~5555	Est. Sq. Footage:	2095	Year Built..?	1991
Cell:	555-123-4567	Est. Acres:	0.58	Occupied...?	Yes
E-mail:	joedoe@aol.com	House Type:	Cape Cod	Electric On.?	Yes
Address:	555 Donnieville Lane	# Bedrooms:	4	Gas On.....?	Yes
City/Town/State:	Santa Fe, New Mexico	# Baths:	2.5	Water On...?	Yes
Zip Code:	87507	# Fireplaces:	1	Water Source.?	Public
Inspect Address:	999 House Lane	# Garages:	2 car	Sewage Type.?	Public
Inspect City, Town:	YourTown, NY	# Levels:	2	Additions.....?	No
Inspect Zip Code:	14655	# Family Units:	1		
Special Notes:					

Inspection Company Information

Inspector Name:	Gary Kubarycz Inspector: #16000003148	Inspection Conditions		Home Information	
Company Name:	SiteTech Home Inspections, LLC	Inspec. Date:	06/25/06	For Sale..?	Yes
Company Tele:	585-703-0369	Inspec. Time:	02:00PM	Under Construction.?	No
E-mail:	SiteTech-LLC@rochester.rr.com	Weather:	Clear	Apparent Damage..?	None
Address:	243 Parkview Drive	Temperature:	81-F		
City/Town:	Penfield, New York	Entrance Faces:	SE		
Zip Code:	14625	Soil:	Dry		

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Highlights of Defective Areas of Concern

Defective means that the identified component(s) or area are not functional or is in some way incapacitated and in need of repair or replacement. Where items are referenced as hazards, it should be noted that a repair or replacement is strongly recommended to avoid dangerous situations to life or property.

1	Landscape	Steps/Stoops:	Garage man-door is blocked with foliage.
5	Bedroom-4	Lighting:	Controlled outlet - There are (2) light switches that appear not to do anything. There is no light upon entering this room. Further investigation by qualified electrician is recommended.
7	Main Plumbing System	Heater Overflow:	Leaking slightly - Further investigation by licensed plumber is recommended.
12	Basement	Electrical Wires:	Copper branch wire. Permanent transformer is powered by loose plug on extension cord. Repair by qualified electrician is recommended.
7	Main Electrical System	Distribution Box:	150 amps. - Wire nuts and insulation in the box. 14 gage wire on 20 amp breaker. - box has 1 mini breaker slot open

Highlights of Marginal Areas of Concern

Marginal means that the identified component(s) or area is not fully functional or is in some way damaged, deficient or in need of repair or rework. Where marginal items are referenced it should be noted that a repair is recommended or imminent for proper maintenance.

15	Exterior Area	Downspouts:	Aluminum - One downspout is not seated properly - may cause water penetration in basement over time - Repair is suggested.
4	Roofs	Chimney:	Chimney flue is leaning and could become disconnected over time causing a poor drafting condition. Further investigation by qualified roofing contractor is highly recommended.
11	Garage-Carport	Elec.Door Opener:	Note: Electric eye used to stop the garage door in the event of someone or something being under the door while in motion is functioning properly. However, it is noted that the mounting is extremely high. It is highly recommended that this device be mounted approx. 4-8 inches above the floor so that small children or animals block the beam and stop the door when necessary. This is a safety issue and proper mounting is highly recommended.
13	Garage-Carport	Attic Access	Hatch is open and susceptible to wildlife entry. Suggest covering access hatch.
16	Bathroom-Master	Shower	Shower door does not properly close and could cause water to exit shower. Suggest repair/realignment.

Highlights of Areas Not Inspected

Areas not inspected means that these areas or components were either inaccessible or uninspectable for some reason. The specific notes should indicate why the item was not inspected.

15	Landscape	Outside Hot-Tub	Outside the scope of a normal home inspection.
18	Kitchen	Dishwasher:	Storage prohibits proper inspection.
9	Bathroom-3	GFCIs Outlets:	120 vac outlet (3-prong). - unable to locate breaker to turn on.
10	Bedroom-2	Closets:	Storage - storage prohibits proper inspection.

Highlights of Other Observations Worthy of Notation

Other observations worthy of notation means that these areas or components stood out as unique. This may include uncommon, but acceptable items, extremely high quality items, or even items of concern that are not within the scope of this inspection, (i.e. a tree house in the yard).

14	Exterior Area	Hose Bibs:	2 house bibs tested ok, one was turned off and valve was not accessible in basement due to drop ceiling.
12	Living-Room	Fireplace:	Wood burning - vent pipe - appears to have minimal use. - Slight build up of creosote. Recommend inspection and cleaning by qualified HVAC professional.
11	Main Heating System	Air Conditioner:	Running properly - Model is Trane - note condenser unit is a bit un-level. Suggest leveling by qualified contractor.



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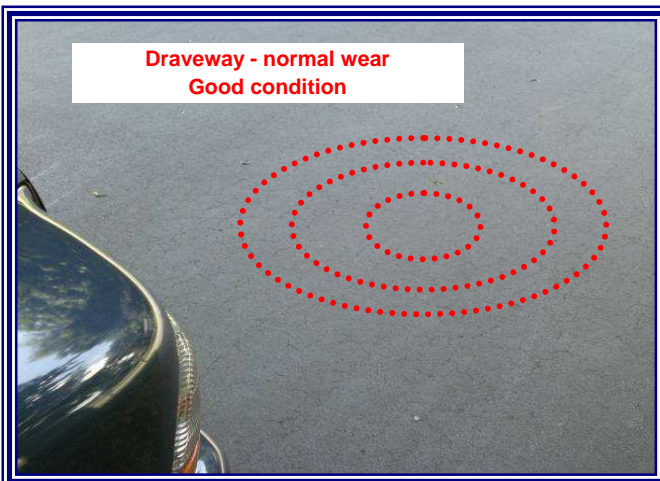
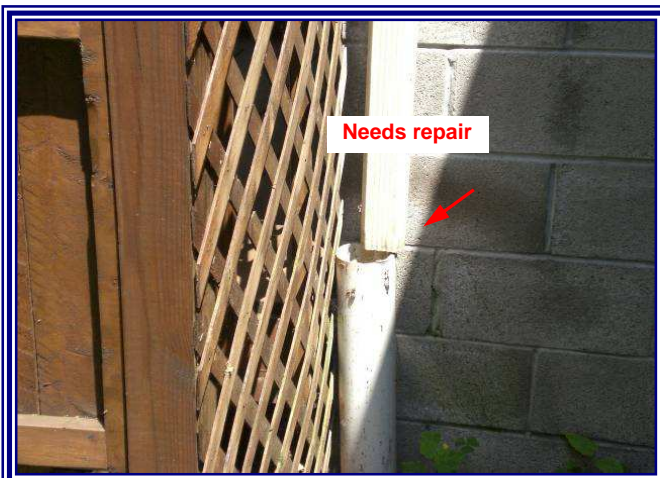
John W. Doe ~ 999 House Lane ~ YourTown, NY ~ 14655 ~ Inspection Date-06/25/06-02:00PM

Landscape						
#	Condition	Component	Description	-	Condition	- Implication
1	Defective	Steps/Stoops:	Garage man-door is blocked with foliage.			
2	Acceptable	Deck:	Pressure treated lumber with 2 levels. Note: supports are in contact with grade which is common, but can shorten life of supports due to excessive moisture contact.			
3	Acceptable	Porch:	Concrete - no issues noted, appears to be in proper condition.			
4	Marginal	Vegetation:	Blocking doorway, garage man-door and in some cases too close to house.			
5	Not Present	Retaining Walls:				
6	Not Present	Outside Stairwell:				
7	Not Present	Window Wells:				
8	Acceptable	Grading:	Grading is properly sloped away from structure.			
9	Acceptable	Swales:	Swale front left - No issues noted.			
10	Acceptable	Driveway:	Blacktop - estimated 10 years old - very good condition (picture under exterior)			
11	Acceptable	Sidewalks:	Concrete - exhibits normal wear.			
12	Not Present	Shed:				
13	Not Present	Fencing:				
14	Not Present	Pool:				
15	Not Inspected	Outside Hot-Tub	Outside the scope of a normal home inspection. Buyer has indicated that she will remove hot tub.			





Exterior Area						
#	Condition	Component	Description	-	Condition	- Implication
1	Acceptable	Siding Type:	Vinyl - no noted concerns.			
2	Acceptable	Trim:	Aluminum - no noted concerns.			
3	Acceptable	Fascia:	Aluminum - no noted concerns.			
4	Acceptable	Soffits:	Vinyl - no noted concerns.			
5	Acceptable	Brick Veneer:	Brick-Veneer - no noted concerns.			
6	Not Present	Shutters:				
7	Acceptable	Foundation:	Cement block - no concerns are evident.			
8	Acceptable	Main Entry Door:	Steel - unit is functioning properly.			
9	Not Present	Side Entry Doors:				
10	Acceptable	Rear Entry Doors:	Glass/Wood - unit is functioning properly.			
11	Acceptable	Windows:	Wood-Double-Hung/thermopane - unit appears to be operating properly.			
12	Acceptable	Exterior lighting	Door light - component is operating properly.			
13	Not Inspected	GFCI/Outlets:	Circuit breaker type - Could not locate breaker to turn on and test. Repair by qualified electrician is recommended.			
14	*Acceptable*	Hose Bibs:	2 house bibs tested ok, one was turned off and valve was not accessible in basement due to drop ceiling.			
15	Marginal	Downspouts:	Aluminum - One downspout is not seated properly - may cause water penetration in basement over time - Repair is suggested.			
16	Acceptable	Gutters:	Aluminum - no issues were apparent.			
17	Acceptable	Air Conditioner:	5-10 yrs. old - unit/item was functioning properly at the time of inspection.			

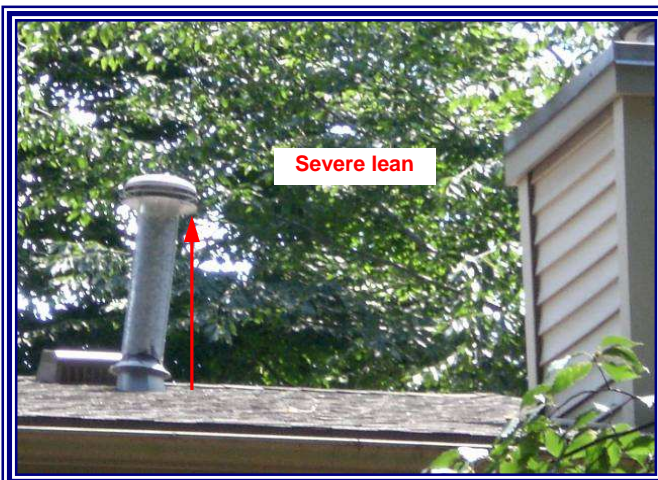




Roofs

In accordance with the ASHI © standard of practice regarding Roof Systems, this report describes the roof coverings & the methods used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys & roof penetrations.

#	Condition	Component	Description	-	Condition	-	Implication
1	Not Inspected	Electric Mast:	Underground service entrance.				
2	Acceptable	Roof-Line	Appears in proper order. Viewed from road and walked roof.				
3	Acceptable	Roof Covering:	Asphalt Shingles - (architectural type) - estimated between 8-10 years of age - Single layer - no issues were found.				
4	Marginal	Chimney:	Chimney flue is leaning and could become disconnected over time causing a poor drafting condition. Further investigation by qualified roofing contractor is highly recommended.				
5	Acceptable	Plumbing Vents:	Vent - appears functional.				
6	Acceptable	Roof Vents:	Box vent type, appears functional.				
7	Acceptable	Valleys:	Appears functional.				
8	Not Present	Sky Lights:					
9	Acceptable	Flashings:	Appears functional.				





Garage-Carport						
#	Condition	Component	Description	-	Condition	- Implication
1	Acceptable	Doors/Locks:	Steel house entry door is functionally properly. See man-door access comments under landscape.			
2	Acceptable	Floor:	Poured concrete - floor has some normal cracks.			
3	Acceptable	Walls:	Drywall - no apparent issues.			
4	Acceptable	Lighting:	Ceiling fixture - component is operating properly.			
5	Acceptable	Rafters/Joist:	Covered by drywall - no issues observed here from ceiling access panel.			
6	Not Present	Stairs:				
7	Not Present	Hand Rail:				
9	Acceptable	Outlets:	120 vac outlet (3-prong) - (2) samples checked operational.			
10	Acceptable	Garage Door:	Wooden - unit is functioning properly.			
11	Marginal	Elec.Door Opener:	Note: Electric eye used to stop the garage door in the event of someone or something being under the door while in motion is functioning properly. However, it is noted that the mounting is extremely high. It is highly recommended that this device be mounted approx. 4-8 inches above the floor so that small children or animals block the beam and stop the door when necessary. This is a safety issue and proper mounting is highly recommended.			
12	Not Present	Windows & Locks:				
13	Marginal	Attic Access Hatch	Hatch is open and susceptible to wildlife entry. Suggest covering access hatch.			





Kitchen						
#	Condition	Component	Description	-	Condition	- Implication
1	Acceptable	Doors & Locks:	Fiberglass - unit is functioning properly.			
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drywall - no issues observed.			
4	Not Present	Ceiling Fan:				
5	Acceptable	Floor:	Linoleum - no observed issues.			
6	Acceptable	Lighting:	Hanging fixtures - components are operating properly.			
7	Acceptable	GFCIs Outlets:	GFCI - (3) samples checked operational.			
9	Acceptable	Heat Source:	Vent - this item is operational.			
10	Acceptable	Cold Air Return:	Vent type - component appears in good working order.			
11	Acceptable	Windows & Locks:	Wood-Double-Hung/thermopane - units appears to be operating properly			
12	Acceptable	Counter Areas:	Formica - appears to be in goods condition.			
13	Acceptable	Cabinet/Cupboards:	Wooden - component is functioning properly.			
14	Acceptable	Sink/Facets:	Facet - this component is functioning properly.			
15	Acceptable	Garbage Disposal:	A bit noisy, but working.			
16	Acceptable	Stove/Oven:	Gas type. Burners all tested working. Oven not inspected.			
17	Acceptable	Exhaust Vent:	Exhaust - external - unit appears to be operating properly.			
18	Not Inspected	Dishwasher:	Storage prohibits proper inspection.			
19	Not Inspected	Microwave:	Not a built in. Removable appliances are not within the scope of this inspection.			
20	Acceptable	Refrigerator:	Visual inspection only - unit appears to be functioning properly as evidenced by usage by current home owner.			
21	Acceptable	Smoke/CO Alarms:	Smoke Detector - Located near foyer and functional when test button depressed.			





Living-Room						
#	Condition	Component	Description	-	Condition	Implication
1	Not Present	Doors & Locks:				
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drywall - no issues observed.			
4	Acceptable	Floor:	Wall to wall carpet - no observed issues.			
5	Acceptable	Lighting:	Controlled outlet - component is operating properly.			
6	Acceptable	Outlets:	120 vac outlet (3-prong) - (3) samples checked operational.			
7	Acceptable	Heat Source:	Vent - this tem is operational.			
8	Acceptable	Cold Air Return:	Vent type - component appears in good working order.			
9	Acceptable	Windows & Locks:	Wood-Double-Hung/thermopane - unit appears to be operating properly.			
10	Acceptable	Closets:	Storage type - everything appears in proper condition.			
11	Acceptable	Ceiling Fan:	Blade type - unit appears to be operating properly.			
12	*Acceptable*	Fireplace:	Wood burning - vent pipe - Appears to have minimal use. - Slight build up of creosote. Recommend inspection and cleaning by qualified HVAC professional.			





Dining Room/Area						
#	Condition	Component	Description	-	Condition	Implication
1	Acceptable	Doors & Locks:	Wooden - Leads to deck - No issues noted - door is fully functional.			
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drywall - no issues observed.			
4	Acceptable	Floor:	Linoleum - no observed issues.			
5	Acceptable	Lighting:	Hanging fixture - component is operating properly.			
6	Acceptable	Outlets:	120 vac outlet (3-prong) - (2) samples checked operational.			
7	Acceptable	Heat Source:	Vent - this item is operational.			
8	Acceptable	Cold Air Return:	Vent type - component appears in good working order.			
9	Acceptable	Windows & Locks:	Wood-Double-Hung/thermopane - unit appears to be operating properly.			
10	Acceptable	Closets:	Storage type pantry. - everything appears in proper condition.			
11	Not Present	Ceiling Fan:				
12	Not Present	Fireplace:				





Living Space (Office Room off Kitchen)						
#	Condition	Component	Description	-	Condition	- Implication
1	Acceptable	Doors & Locks:	Fiberglass - unit is functioning properly.			
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drywall - no issues observed.			
4	Acceptable	Floor:	Wall to wall carpet - no observed issues.			
5	Acceptable	Lighting:	Controlled outlet - component is operating properly.			
6	Acceptable	Outlets:	120 vac outlet (3-prong) - (1) sample checked operational.			
7	Acceptable	Heat Source:	Vent - this item is operational.			
8	Not Present	Cold Air Return:				
9	Acceptable	Windows & Locks:	Wood-Double-Hung/thermopane - unit appears to be operating properly.			
10	Not Present	Closets:				
11	Not Present	Ceiling Fan:				
12	Not Present	Fireplace:				
13	Not Present	Smoke/CO Alarms:				





Family-Room (1st Floor & Foyer)						
#	Condition	Component	Description	-	Condition	Implication
1	Acceptable	Doors & Locks:	Steel door - front entrance. Dorr is fully functional.			
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drywall - no issues observed.			
4	Acceptable	Floor:	Wall to wall carpet - no observed issues.			
5	Acceptable	Lighting:	Controlled outlet - component is operating properly.			
6	Acceptable	Outlets:	120 vac outlet (3-prong) - (3) samples checked operational.			
7	Acceptable	Heat Source:	Vent - this item is operational. -			
8	Acceptable	Cold Air Return:	Vent type - component appears in good working order			
9	Acceptable	Windows & Locks:	Wood-Double-Hung/thermopane - no issues observed.			
10	Not Present	Closets:				
11	Not Present	Ceiling Fan:				
12	Not Present	Fireplace:				





Bathroom-Master						
#	Condition	Component	Description	-	Condition	- Implication
1	Acceptable	Doors & Locks:	Fiberglass - unit is functioning properly.			
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drywall - no issues observed.			
4	Acceptable	Floor:	Ceramic tile - no observed issues.			
5	Acceptable	Heat Source:	Vent - this item is operational.			
6	Acceptable	Windows & Locks:	Wood-Double-Hung/thermopane - unit appears to be operating properly.			
7	Acceptable	Exhaust Vent:	Exhaust - external - unit appears to be operating properly.			
8	Acceptable	Lighting:	Wall mounted - component is operating properly.			
9	Acceptable	GFCIs Outlets:	120 vac outlet (3-prong). (1) sample checked operational.			
11	Acceptable	Counter Area:	Formica - appears to be in goods condition.			
12	Acceptable	Cabinets:	Wooden - component is functioning properly.			
13	Acceptable	Sink/Facets:	Basin/vanity type. - this component is functioning properly.			
14	Acceptable	Whirlpool tub	Whirlpool tested ok - appears to be in proper condition.			
15	Acceptable	Toilet:	2-piece - fixture is functioning properly.			
16	Marginal	Shower	Shower door does not properly close and could cause water to exit shower. Suggest repair/realignment.			





Bathroom-2 (1st Floor Powder Room)						
#	Condition	Component	Description	-	Condition	Implication
1	Acceptable	Doors & Locks:	Fiberglass - unit is functioning properly.			
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drywall - no issues observed.			
4	Acceptable	Floor:	Ceramic tile - no observed issues.			
5	Acceptable	Heat Source:	Vent - this item is operational.			
6	Not Present	Windows & Locks:				
7	*Acceptable*	Exhaust Vent:	Works, but very noisy.			
8	Acceptable	Lighting:	Ceiling fixture - component is operating properly.			
9	Acceptable	GFCIs Outlets:	120 vac outlet (3-prong). - (1) sample checked operational.			
11	Acceptable	Counter Area:	Acrylic - appears to be in goods condition.			
12	Acceptable	Cabinets:	Wooden - component is functioning properly.			
13	Acceptable	Sink/Facets:	Basin/Vanity type. This component is functioning properly.			
14	Not Present	Tub/Shower:				
15	Acceptable	Toilet:	2-piece - fixture is functioning properly.			





Bathroom-3 (2nd Floor Full Bath)						
#	Condition	Component	Description	-	Condition	Implication
1	Acceptable	Doors & Locks:	Fiberglass - unit is functioning properly.			
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drywall - no issues observed.			
4	Acceptable	Floor:	Ceramic tile - no observed issues.			
5	Acceptable	Heat Source:	Vent - this item is operational.			
6	Not Present	Windows & Locks:				
7	Acceptable	Exhaust Vent:	Exhaust - external - unit appears to be operating properly.			
8	Acceptable	Lighting:	Wall mounted - component is operating properly.			
9	Not Inspected	GFCIs Outlets:	120 vac outlet (3-prong). - unable to locate breaker to turn on.			
11	Acceptable	Counter Area:	Formica - appears to be in goods condition.			
12	Acceptable	Cabinets:	Wooden - component is functioning properly.			
13	Acceptable	Sink/Facets:	Basin/Vanity type. - this component is functioning properly.			
14	Acceptable	Tub/Shower:	Fiberglass insert. - appears to be in proper condition.			
15	Acceptable	Toilet:	2-piece - fixture is functioning properly.			





Additional-Room Recreation Room Basement)						
#	Condition	Component	Description	-	Condition	Implication
1	Acceptable	Doors & Locks:	Fiberglass - unit is functioning properly.			
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drop ceiling - no issues observed.			
4	Acceptable	Floor:	carpet & vinyl tile - no observed issues.			
5	Acceptable	Lighting:	Recess type - component is operating properly.			
6	Acceptable	Outlets:	120 vac outlet (3-prong) - 6 tested and working properly.			
7	Acceptable	Heat Source:	Vent - this item is operational.			
8	Acceptable	Cold Air Return:	Vent type - component appears in good working order.			
9	Acceptable	Windows & Locks:	wooden awning type - not opened, but appear in proper order.			
10	Acceptable	Closets:	Storage type. - everything appears in proper condition.			
11	Not Present	Ceiling Fan:				
12	Not Present	Fireplace:				





Bedroom-Master (1st floor)						
#	Condition	Component	Description	-	Condition	Implication
1	Acceptable	Doors & Locks:	Fiberglass - unit is functioning properly.			
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drywall - no issues observed.			
4	Acceptable	Floor:	Wall to wall carpet - no observed issues.			
5	Acceptable	Lighting:	Controlled outlet - component is operating properly.			
6	Acceptable	Outlets:	120 vac outlet (3-prong) - (3) samples checked operational.			
7	Acceptable	Heat Source:	Vent - this item is operational. -			
8	Acceptable	Cold Air Return:	Vent type - component appears in good working order.			
9	Acceptable	Windows & Locks:	Wood-Double-Hung/thermopane - unit appears to be operating properly.			
10	Acceptable	Closets:	Clothes type. - everything appears in proper condition.			
11	Not Present	Ceiling Fan:				
12	Not Present	Fireplace:				





Bedroom-2 (top of stairs)						
#	Condition	Component	Description	-	Condition	Implication
1	Acceptable	Doors & Locks:	Fiberglass - unit is functioning properly.			
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drywall - no issues observed.			
4	Acceptable	Floor:	Wall to wall carpet - no observed issues.			
5	Acceptable	Lighting:	Controlled outlet - component is operating properly.			
6	Acceptable	Outlets:	120 vac outlet (3-prong) - (2) samples checked operational.			
7	Acceptable	Heat Source:	Vent - this item is operational.			
8	Acceptable	Cold Air Return:	Vent type - component appears in good working order.			
9	Acceptable	Windows & Locks:	Wood-Double-Hung/thermopane - unit appears to be operating properly.			
10	Not Inspected	Closets:	Storage - storage prohibits proper inspection.			
11	Not Present	Ceiling Fan:				
12	Not Present	Fireplace:				





Bedroom-3 (2nd floor rear left)						
#	Condition	Component	Description	-	Condition	- Implication
1	Acceptable	Doors & Locks:	Fiberglass -unit is functioning properly.			
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drywall - no issues observed.			
4	Acceptable	Floor:	Wall to wall carpet - no observed issues.			
5	Acceptable	Lighting:	Controlled outlet - This component is functioning properly.			
6	Acceptable	Outlets:	120 vac outlet (3-prong) - (2) samples checked operational.			
7	Acceptable	Heat Source:	Vent - this item is operational.			
8	Acceptable	Cold Air Return:	Vent type - component appears in good working order.			
9	Acceptable	Windows & Locks:	Wood-Double-Hung/thermopane - unit appears to be operating properly -			
10	Acceptable	Closets:	Clothes - everything appears in proper order.			
11	Not Present	Ceiling Fan:				
12	Not Present	Fireplace:				





Bedroom-4 (right rear)						
#	Condition	Component	Description	-	Condition	Implication
1	Acceptable	Doors & Locks:	Fiberglass -unit is functioning properly.			
2	Acceptable	Walls:	Drywall - no apparent issues.			
3	Acceptable	Ceiling:	Drywall - no issues observed.			
4	Acceptable	Floor:	Wall to wall carpet - no observed issues.			
5	Defective	Lighting:	Controlled outlet - There are (2) light switches that appear not to do anything. There is no light upon entering this room. Further investigation by qualified electrician is recommended.			
6	Acceptable	Outlets:	120 vac outlet (3-prong) - (3) samples checked operational.			
7	Acceptable	Heat Source:	Vent - this item is operational.			
8	Acceptable	Cold Air Return:	Vent type - component appears in good working order.			
9	Acceptable	Windows & Locks:	Wood-Double-Hung/thermopane - unit appears to be operating properly -			
10	Acceptable	Closets:	Everything appears in proper condition. - Note re: Attic access: Proper access to attic area is prohibited due to access hatch tight fit and heavy amount of blown in insulation on top of access hatch.			
11	Not Present	Ceiling Fan:				
12	Not Present	Fireplace:				





Attics						
#	Condition	Component	Description	-	Condition	- Implication
1	Marginal	Access Hatch:	See garage - access hatch should not be fully open.			
2	Not Present	Lighting:				
3	Acceptable	Trusses:	Joists - no issues observed here.			
4	Acceptable	Rafters:	Wood - no issues observed here.			
5	Acceptable	Insulation:	Combination of fiberglass and blown in cellulose. - Min 6 inches is evident throughout.			
6	Acceptable	Ventilation:	Combination of roof box vents and gable vents. - Ventilation is sufficient for this space.			
7	Acceptable	Roof Sheathing:	Plywood - component functioning properly at the time of inspection.			
8	Acceptable	Exhaust Flues:	Galvanized steel. - component functioning properly at the time of inspection.			
9	Acceptable	Plumbing Vents:	PVC - unit is functioning properly.			
10	Not Present	Doors & Locks:				
11	Not Present	Walls:				
12	Not Present	Ceiling:				
13	Not Present	Floor:				
14	Not Present	Windows & Locks:				
15	Not Present	Outlets:				
16	Not Present	Stairways				





Laundry Room or Area							
#	Condition	Component	Description	-	Condition	-	Implication
1	Not Present	Doors & Locks:					
2	Not Present	Walls:					
3	Not Present	Ceiling:					
4	Acceptable	Floor:	Poured concrete - no observed issues.				
5	Acceptable	Heat Source:	Vent - this item is operational.				
6	Acceptable	Windows & Locks:	Wood-Awning - unit appears to be proper - not opened.				
7	Acceptable	Dryer Exhaust Vent:	Dryer Vent Tube - Metal - unit appears to be operating properly.				
8	Acceptable	Lighting:	Ceiling fixture - component is operating properly.				
10	Acceptable	Outlets:	120 vac outlet (3-prong) - (2) samples checked operational.				
11	Not Present	Counter Area:					
12	Not Present	Cabinets:					
13	Acceptable	Sink/Facets:	Laundry/Utility - this component is functioning properly.				

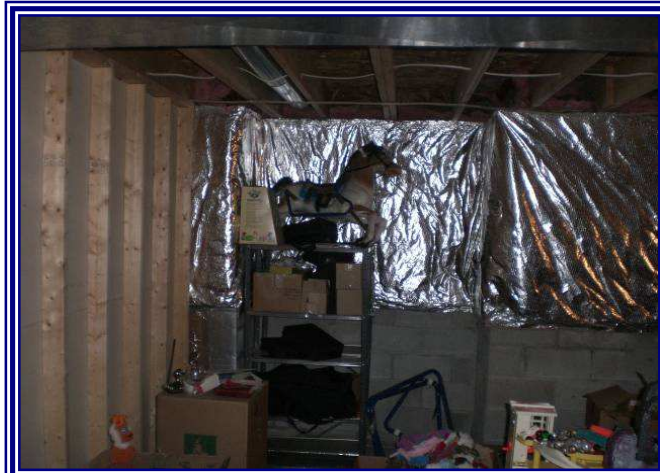
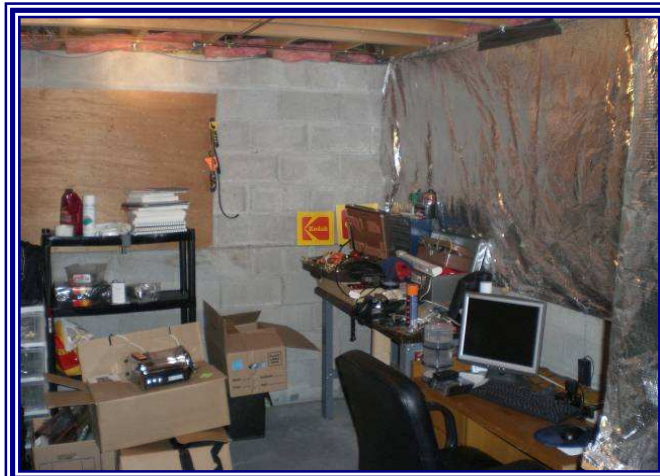




SiteTech Home Inspections, LLC

John W. Doe ~ 999 House Lane ~ YourTown, NY ~ 14655 ~ Inspection Date-06/25/06-02:00PM

Basement						
#	Condition	Component	Description	-	Condition	- Implication
1	Not Present	Doors & Locks:				
2	Acceptable	Walls:	Some drywall - no apparent issues.			
3	Acceptable	Ceiling:	joist - no issues observed.			
4	Acceptable	Floor:	Poured concrete - no observed issues.			
5	Acceptable	Heat Source:	Vent - this item is operational.			
6	Acceptable	Windows & Locks:	awning wooden - appear proper - not opened.			
7	Acceptable	Outlets:	120 vac outlet (3-prong) - (3) samples checked operational. (see electrical wiring below)			
8	Acceptable	Lighting:	Ceiling fixtures - component is operating properly.			
9	Acceptable	Main Supt. Beam:	Steel - component is operating properly.			
10	Acceptable	Support Poles:	Steel tubular - component is operating properly.			
11	Acceptable	Ceiling Joists:	Wooden - no observed issues -			
12	Defective	Electrical Wires:	Copper branch wire for the most part is proper. However, permanent transformer is powered by loose plug on extension cord. Repair by qualified electrician is recommended.			
13	Acceptable	Smoke Alarm:	Smoke Detector - unit appears operational.			
14	Acceptable	Insulation:	upper 1/2 foil insulation on wall. Insulation on perimeter joists band installed properly. No observed issues.			
15	Acceptable	Foundation Walls:	Cement block - no concerns are evident.			





Main Heating System

In accordance with the ASHI © standard of practice pertaining to Heating Systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Inspectors are required to inspect the installed heating equipment and associated vent systems, flues and chimneys. In accordance with the ASHI © standards of practice pertaining to Air Conditioning Systems. Inspectors are required to inspect only installed central or through-wall air conditioning units and to describe their distinguishing characteristics and energy source.

Inspectors are NOT required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). We are also NOT required to determine the adequacy of the heating system or distribution/balance of heat throughout the home. Inspectors are NOT required to inspect electronic air cleaner filters or determine the adequacy of the air conditioning system or whether it is properly balanced. We DO NOT operate any cooling system equipment, including the cooling cycle of heat pumps, when the exterior temperature is less than 60°F.

#	Condition	Component	Description	-	Condition	-	Implication
1	Acceptable	Furnace Type:	Natural gas forced air	-	High efficiency type. Unit is functioning properly and was serviced last fall.		
2	Acceptable	Furnace Serviced:	Aug-07				
3	Acceptable	Furnace Model:	Trine model: XE70				
5	Acceptable	Furnace Age:	1991 - 17 years old.				
6	Acceptable	Furnace Venting:	Galvanized steel	-	unit/item was functioning properly at the time of inspection.		
7	Not Present	Humidifier:					
8	Acceptable	Furn. Emergency Off:	-	unit/item was functioning properly at the time of inspection.			
9	Acceptable	Furnace Air Filter:	Air filter installed correctly				
10	Not Present	Auto-Dampers:					
11	*Acceptable*	Air Conditioner:	Running properly	-	Model is Trane - note condenser unit is a bit un-level. Suggest leveling by qualified contractor.		
12	Not Present	Heat Pump:					
13	Acceptable	Condensate pump	Attached to furnace is pumping properly into laundry tub ~ 20 feet away.				





Main Plumbing System

In accordance with the ASHI © standard of practice pertaining to Plumbing Systems the inspector shall inspect interior water supply and distribution systems including all fixtures and faucets, drain, waste and vent systems including all fixtures., water heating equipment and hot water supply system, vent systems, flues, and chimneys, fuel storage and fuel distribution systems, drainage sumps, sump pumps, and related piping; describe the water supply, drain, waste, and vent piping materials, water heating equipment including energy source(s), location of main water and main fuel shut-off valves.

The inspector is NOT required to inspect clothes washing machine connections, interiors of flues or chimneys that are not readily accessible, wells, well pumps, or water storage related equipment., water conditioning systems, solar water heating systems, fire and lawn sprinkler systems, private waste disposal systems; determine whether water supply and waste disposal systems are public or private, water supply quantity or quality, operate automatic safety controls or manual stop valves.

#	Condition	Component	Description	-	Condition	-	Implication
1	Acceptable	Pipe Before Meter:	1-inch copper	-	component functioning properly at the time of inspection.		
2	Acceptable	Pipe After Meter:	1-inch copper	-	component functioning properly at the time of inspection.		
3	Acceptable	Main Shut Off:	1-inch copper	-	component functioning properly at the time of inspection.		
4	Acceptable	Pipe Type(s):	1/2-inch copper	-	component functioning properly at the time of inspection.		
5	Acceptable	Water Heater Type:	Natural gas	-	component functioning properly at the time of inspection.		
6	Acceptable	Water Heater Model:	General Electric - Model: Smartwater.				
7	Defective	Heater Overflow:	Leaking slightly	-	Further investigation by licensed plumber is recommended.		
8	Acceptable	Water Heater Vent:	Galvanized steel	-	component functioning properly at the time of inspection.		
9	Acceptable	Heater Serviced:	Jun-04				
10	Acceptable	Water Heater Age:	Water heater is less than 5 yrs. Old.				
11	Acceptable	Sump Pump(s):	Pedestal type	-	tested ok.		
12	Not Inspected	Water Softener	Not attached	-	outside the scope of this inspection.		



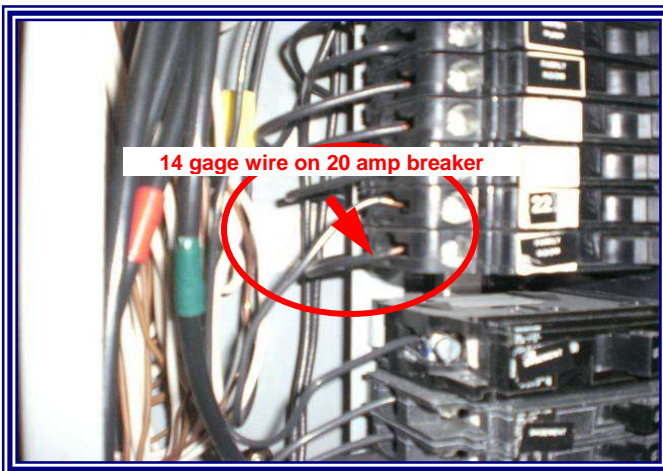
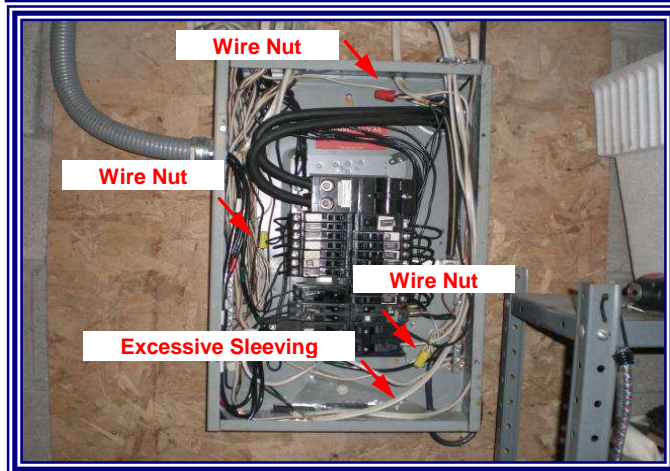


Main Electrical System

In accordance with the ASHI © standard of practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and the absence of smoke detectors. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

Inspectors are NOT required to inspect any remote control devices (unless such device is the only means of control), alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. We are also NOT required to measure amperage draw, line voltage or ground impedance.

#	Condition	Component	Condition	-	Implication
1	Not Present	Electrical Mask:			
2	Not Inspected	Utility Wire:	150 amps.		Underground service.
3	Not Present	Drip Loop:			
4	Acceptable	Meter Box:	200 amps.		
5	Acceptable	Service Wire:	200 amps.		
6	Acceptable	Service Disconnect:	150 amps.		
7	Defective	Distribution Box:	150 amps.	- Wire nuts and insulation in the box. 14 gage wire on 20 amp breaker.	- box has 1 mini breaker slot open
8	Not Present	Sub-Panels:			
9	Acceptable	Main Fusing:	150 amps.	- breaker type.	
10	Acceptable	Branch Circuits:	Copper branch wire.		Mini breakers used.
11	Acceptable	Grd. @ Water Meter:	Copper branch wire.		





Additional Pictures

