

# David M Kaye Home Inspections

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## Home Inspection Report

Prepared For:

**Mike Client**

Property Address:

**100 Sample Street**

**Sample, NY 14450**

Inspected on Tue, Nov 21 2017 at 10:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision. The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

The client has been urged to accompany the inspector during the inspection, to take notes, and to ask questions about the inspection in order to get the most value possible from the inspection process. The comments section is considered an integral part of the inspection report. This report is a contract between the client and the inspection company named on the cover page of this report. Client agrees that David M Kaye Home Inspections LLC (here after referred to as DMK Home Inspections) shall not be responsible for consequential damages resulting from any breach on the part of DMK Home Inspections with respect to any part of this agreement. Client's sole and exclusive remedy in the event of a breach by DMK Home Inspections is limited to a recovery of the consideration paid to DMK Home Inspections by client pursuant to this agreement. The undersigned has read the foregoing agreement and fully understands and is familiar with the terms and conditions (listed below) of the Agreement, and acknowledges that DMK Home Inspections has not made any representations to the undersigned other than those expressly contained in this agreement.

CONDITIONS: This report by DMK Home Inspections is based on visual examination of the items and components listed on this report. The inspection was limited primarily to visual impressions of readily accessible areas. No disassembly of equipment, opening of walls, moving furniture, walking on roofs (unless considered safe by inspector) or excavation was performed. Any opinions regarding adequacy, capacity, or expected life of components are general estimates based on knowledge of similar components and occasional wide variations are to be expected between such estimates and future experiences. This report is not intended to be exhaustive, or to imply that every component was inspected, or to imply that every possible defect was discovered. It is intended to assist the client in evaluating the overall condition of the home. This report is made to the best of DMK Home Inspections ability. DMK Home Inspections makes no expressed or implied warranties concerning the components or property that it inspects. DMK Home Inspections does not adopt the warranty of the manufacturer of the component inspected, or the warranty of the builder or seller of the property inspected. The client and DMK Home Inspections agree that the implied warranties of merchantability and fitness for a particular purpose and all other warranties, expressed or implied, are excluded from the transaction. Systems and conditions which are not within the scope of the building inspection include, but are not limited to : formaldehyde, lead paint, asbestos, toxic or flammable materials, other environmental hazards; pest infestation; security systems; appliances; playground equipment; swimming pools; spas; energy efficiency measurements; concealed or underground electric or plumbing; systems which are shut down or otherwise secured; private sewer systems; water wells; heating system accessories; solar heating systems; zoning ordinances; or building codes conformity. Purchaser understands that these systems and conditions are excluded from this inspection. Any general comments about these systems and conditions are informational only and do not represent an inspection. If the purchaser is married, Purchaser represents the actual authority to sign for Purchaser's spouse. Oral statements do not constitute warranties. This inspection report constitutes the complete and exclusive expression of DMK Home Inspections . THERE ARE NO WARRANTIES WITH RESPECT TO DMK Home Inspections THAT EXTEND BEYOND THE FACE HEREOF.

I hereby certify that neither my company nor myself has any hidden financial interest, present or contemplated, in this property or in any repairs, which may have been recommended in this report.

## General

Client's Signature:



Property Type:	Single Family
Stories:	Two
Approximate Age:	2004
Age Based On:	Listing
Bedrooms/Baths:	Six Bedrooms 5 1/2 Bathes
Door Faces:	East
Furnished:	No
Occupied:	No
Weather:	Overcast
Temperature:	Warm
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Selling Agent



Comment 1:

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Growing Against Structure Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Asphalt Condition: Satisfactory

(Site continued)

Walkways:	Pavers Condition: Satisfactory
Steps/Stoops:	Tile Condition: Satisfactory
Patios/Decks:	Pavers, Wood Condition: Marginal

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 Comment 2:  
Chipped tile at front entrance.



Figure 2-1

(Site continued)



Comment 3:  
Deck board is splintered.



Figure 3-1



Comment 4:  
Pavers have settled at edges.



Figure 4-1

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Vinyl Siding, Stone Condition: Satisfactory
Exterior Trim Material:	Wood, Vinyl Condition: Satisfactory
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Wood, Steel Condition: Satisfactory
Balconies:	Not Present
Railings:	Wood



## Comment 5:

Sub flooring under door sill is deteriorated. If replaced use pressure treated lumber at this location.



Figure 5-1

(Exterior continued)



Comment 6:  
Siding damaged at several locations.



Figure 6-1



Comment 7:  
Door jamb is rotted at rear garage door.



Figure 7-1

## Garage

Garage Type:

Attached

Condition: Satisfactory

Garage Size:

3 Car

(Garage continued)

Door Opener: Chain Drive  
Condition: Satisfactory  
Opener Safety Feature: Light Beam, Force Sensitive  
Condition: Satisfactory

## Structure

Wall Structure: Wood Framed  
Condition: Satisfactory  
Ceiling Structure: Drywall  
Condition: Satisfactory  
Roof Structure: Finished above

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method: Walked Roof/Arms Length  
Roof Design: Gable, Hip  
Roof Covering: 3 Tab Shingle  
Condition: Satisfactory  
Approximate Roof Age: 2004  
Ventilation Present: Ridge Vents  
Condition: Satisfactory  
Vent Stacks: Plastic  
Condition: Satisfactory  
Chimney : Not Present  
Sky Lights: Not Present  
Flashings: Metal  
Condition: Satisfactory  
Soffit and Fascia: Vinyl  
Condition: Satisfactory  
Gutters & Downspouts:

(Roofing continued)

 **Comment 8:**  
In general the gutters are clean of debris. Several tennis balls in gutters.



Figure 8-1

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	No
	Condition: Satisfactory
Prior Waterproofing:	Not Present
Floor Structure:	Engineered I-Joist
	Condition: Satisfactory
Subflooring:	Oriented Strand Board
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

(Structure continued)

## Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Plywood, Oriented Strand Board
	Condition: Satisfactory
Vent Risers:	PVC
	Condition: Satisfactory
Insulation:	Blown In Fiberglass, Fiberglass Batts
	Condition: Satisfactory

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 Comment 9:  
Some blown insulation has been moved around due to work in the attic.

Suggest insulation above access panel in the closet.



Figure 9-1

# Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Home line
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	225 amps
Service Panel Ground:	Cold Water Pipe
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory

(Electrical continued)



Comment 10:  
Lighting under tree is plugged into outlet by garage door.



Figure 10-1



Comment 11:  
Exposed electrical wiring coming out of control box by pool pump.



Figure 11-1



Figure 11-2

(Electrical continued)



Comment 12:

Breaker 6 is double tapped. Each circuit needs its own breaker.



Figure 12-1



Figure 12-2



Comment 13:

Open junction box in electrical closet that needs a cover plate.



Figure 13-1

(Electrical continued)

 **Comment 14:**  
Wiring not concealed in junction boxes at several lights in basement.



Figure 14-1



Figure 14-2



Figure 14-3



Figure 14-4

(Electrical continued)



Comment 15:  
Open electrical conduit at front yard.



Figure 15-1

## Sub Panel

Location:	Electrical Room
Service Line Material:	Aluminum
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	No

(Sub Panel continued)



Comment 16:  
2 spare breakers at sub panel.



Figure 16-1

## HVAC

HVAC System Type:

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Rheem
Heating Fuel:	Gas
	Condition: Satisfactory
Approximate Age:	2004

(Heating continued)

Filter Type:	Disposable
Type of Distribution:	Condition: Satisfactory
	Metal Ducting
	Condition: Satisfactory

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Comment 17:  
Lower level.



Figure 17-1

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Comment 18:  
Trim back vegetation from condenser.

(Heating continued)



Comment 19:

Unable to get humidifier to run at time of inspection.



Figure 19-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Heating #2

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Rheem
Heating Fuel:	Gas
	Condition: Marginal
Approximate Age:	2004
Filter Type:	Disposable
	Condition: Satisfactory
Type of Distribution:	Metal Ducting
	Condition: Satisfactory

(Heating #2 continued)



Comment 20:  
Upstairs.



Figure 20-1



Comment 21:  
Unable to get humidifier to run at time of inspection.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Rheem
Condenser Approximate Age:	2004
Condensate Drainage:	To slab
	Condition: Satisfactory
AC Supply Air Temp:	76
AC Return Air Temp:	89

(Cooling continued)

AC Temperature Drop: 13

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 Comment 22:  
Trim back vegetation from condenser.

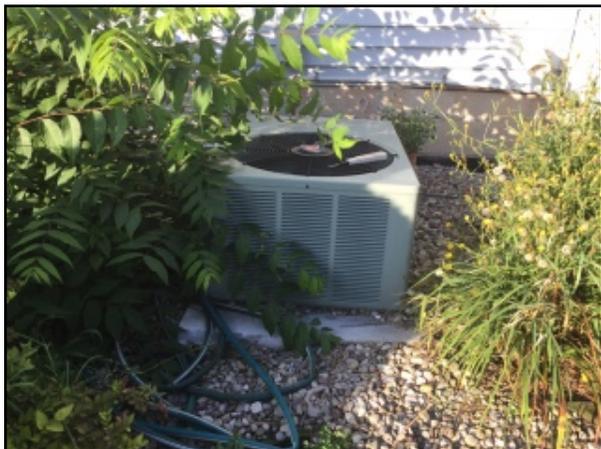


Figure 22-1

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	Basement
Sewer System:	Not Inspected
Waste Pipe Material:	PVC
	Condition: Satisfactory
Sump Pump:	Sealed Crock
	Condition: Unknown
Location of Fuel Shutoff:	At Meter

(Plumbing continued)

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Comment 23:  
Water pressure the time of inspection is 70 psi.



Figure 23-1



Comment 24:  
Water service panel in basement with shutoff.



Figure 24-1

(Plumbing continued)



Comment 25:  
Second sump pump working at time of inspection.



Figure 25-1

## Water Heater

Manufacturer:	State Select
Fuel:	Natural Gas
Capacity:	75 gallons
Approximate Age:	2004
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room

## Living Room

Flooring:	Wood
	Condition: Satisfactory
Ceiling and Walls:	
	Condition: Satisfactory

# Bathrooms



Comment 26:  
Bathroom 6. No issues discovered.



Figure 26-1

## Bathroom #1

Location:	Basement
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Fiberglass
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Not Present
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #1 continued)



Comment 27:  
Shower handle is not attached.



Figure 27-1

## Bathroom #2

Location:	First Floor
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Fiberglass
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets

(Bathroom #2 continued)



Comment 28:



Figure 28-1

## Bathroom #3

Location:	Master Bedroom
Bath Tub:	Recessed, Recirculating Condition: Satisfactory
Shower:	Stall Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Floor:	Tile Condition: Marginal
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

(Bathroom #3 continued)



Comment 29:



Figure 29-1



Comment 30:  
Dial missing at tub.



Figure 30-1

## Bathroom #4

Location:	Upstairs
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Marginal

(Bathroom #4 continued)

Sink(s):	Double Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



Comment 31:



Figure 31-1

(Bathroom #4 continued)

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Comment 32:  
Jacuzzi tub working at time of inspection.



Figure 32-1

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Comment 33:  
Note that while I was filling the Jacuzzi tub there was no hot water flow to the shower in this bathroom.



Figure 33-1

(Bathrooms continued)

## Bathroom #5

Location:	Upstairs
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Double Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Fiberglass
	Condition: Satisfactory
Floor:	Tile
	Condition: Marginal
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory



Comment 34:



Figure 34-1

## Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Stone Condition: Satisfactory
Sink:	Double Condition: Satisfactory

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Frigidaire Condition: Satisfactory
Range:	General Electric Condition: Satisfactory
Range Hood:	Integral to range Condition: Satisfactory
Refrigerator:	Kenmore Condition: Satisfactory
Dishwasher:	Kenmore Condition: Satisfactory
Microwave:	Not Inspected
Disposal:	Condition: Satisfactory
Washer:	Not Inspected
Dryer:	Not Inspected

## Laundry

Built In Cabinets:	No
Laundry Sink:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Not Present

(Laundry continued)

Laundry Hook Ups: Yes  
Condition: Satisfactory  
Washer: Not Inspected  
Dryer: Not Inspected

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors: Tile, Wood  
Condition: Satisfactory  
Walls: Painted Drywall  
Condition: Satisfactory  
Window Types: Casement  
Condition: Satisfactory  
Window Materials: Wood, Vinyl  
Entry Door Types: Sliding, Hinged  
Condition: Satisfactory  
Entry Door Materials: Steel  
Interior Door Materials: Wood  
Fireplace: Gas Burning  
Condition: not tested. Assume battery to remote was dead.

(Interior continued)



Comment 35:  
Flooring has slid apart at basement floor.



Figure 35-1



Comment 36:  
Thumb turn to dead bolt missing at basement door to garage.

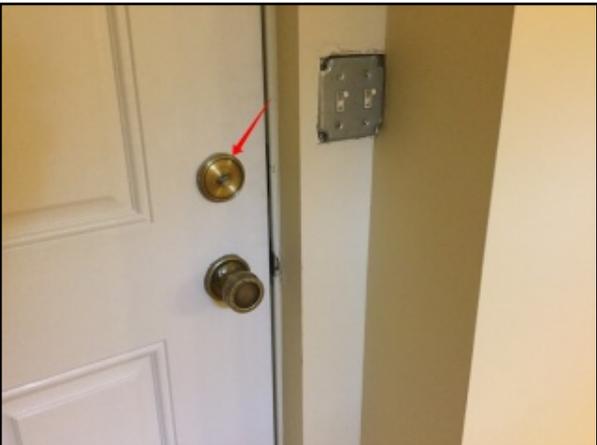


Figure 36-1

(Interior continued)

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Comment 37:  
Unable to get doors to open.



Figure 37-1

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Site

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1) Chipped tile at front entrance.



Figure 2-1

2) Deck board is splintered.



Figure 3-1

3) Pavers have settled at edges.

(Report Summary continued)



Figure 4-1

## Exterior

---

4) Sub flooring under door sill is deteriorated. If replaced use pressure treated lumber at this location.



Figure 5-1

5) Siding damaged at several locations.

(Report Summary continued)



Figure 6-1

6) Door jamb is rotted at rear garage door.



Figure 7-1

(Report Summary continued)

## Roofing

---

7) In general the gutters are clean of debris. Several tennis balls in gutters.



Figure 8-1

## Electrical

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8) Lighting under tree is plugged into outlet by garage door.



Figure 10-1

9) Exposed electrical wiring coming out of control box by pool pump.

(Report Summary continued)



Figure 11-1



Figure 11-2

10) Breaker 6 is double tapped. Each circuit needs its own breaker.



Figure 12-1



Figure 12-2

11) Open junction box in electrical closet that needs a cover plate.

(Report Summary continued)



Figure 13-1

12) Wiring not concealed in junction boxes at several lights in basement.



Figure 14-1



Figure 14-2

(Report Summary continued)



Figure 14-3



Figure 14-4

13) Open electrical conduit at front yard.



Figure 15-1

## HVAC: Heating

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14) Trim back vegetation from condenser.

15) Unable to get humidifier to run at time of inspection.

(Report Summary continued)



Figure 19-1

## HVAC: Heating #2

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16) Unable to get humidifier to run at time of inspection.

## HVAC: Cooling

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17) Trim back vegetation from condenser.



Figure 22-1

(Report Summary continued)

## Plumbing

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18) Water pressure the time of inspection is 70 psi.



Figure 23-1

## Bathrooms: Bathroom #1

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19) Shower handle is not attached.



Figure 27-1

(Report Summary continued)

### Bathrooms: Bathroom #3

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20) Dial missing at tub.



Figure 30-1

### Bathrooms: Bathroom #4

---

21) Note that while I was filling the Jacuzzi tub there was no hot water flow to the shower in this bathroom.



Figure 33-1

(Report Summary continued)

Interior

---

22) Flooring has slid apart at basement floor.



Figure 35-1

23) Unable to get doors to open.



Figure 37-1