

# Gerardi Engineering

15:33 October 27, 2006

## General Information

### Property Information

Property Address 50 Smith Street

City Poughkeepsie State NY Zip 12601

### Client Information

Client Name John Smith

Client Address 100 Main Street

City Anytown State NY Zip 12345

Phone 123-555-4321

Referred By Real Estate Agent

### Inspection Company

Inspector Name John Gerardi

Company Name Gerardi Engineering

Company Address 5 Malmros Terrace

City Poughkeepsie State NY Zip 12601

Cost \$350

### Conditions

Others Present Buyer & agent

Property Occupied Yes

Year Built 1965 Estimated Age 18 Finished Sq Ft 2500

Inspection Date 9/1/06

Electric On  Yes  No

Gas  Yes  No

Water On  Yes  No

Temperature 75

Weather Cloudy

Soil Conditions Dry

Building Type Single family Building Style Two Story Garage Attached

Water Source Public

How Verified Visual Inspection

Client: John Smith

sample report.hi4

# Gerardi Engineering

15:33 October 27, 2006

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

<b>A</b>	<b>Acceptable</b>	<b>Functional with no obvious signs of defect.</b>
<b>NP</b>	<b>Not Present</b>	<b>Item not present or not found.</b>
<b>NI</b>	<b>Not Inspected</b>	<b>Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.</b>
<b>M</b>	<b>Marginal</b>	<b>Item is not fully functional and requires repair or service.</b>
<b>D</b>	<b>Defective</b>	<b>Item needs immediate repair or replacement. It is unable to perform its intended function.</b>

## Lots and Grounds

- |       | A                                   | NP                                  | NI                       | M                        | D                                   |   |
|-------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 1.    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>Driveway:</b> <u>Asphalt - Asphalt nearing end of life. Replacement cost \$2.50 - \$3.50 /sq ft</u>  |
| 2.    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>Walks:</b> <u>Asphalt</u>  |
| 3.    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>Retaining Walls:</b> _____   |
| 4.    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>Steps/Stoops:</b> <u>Concrete</u>  |
| 5.    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>Grading:</b> <u>Moderate slope - Soil is too high at foundation. There should be a minimum clearance of 6" between earth and the sill or lowest siding. Whenever the soil level is too high at the foundation, there is a danger that wood destroying insects and rot can cause undetected damage to the wood structure of the house</u> |
| 6.    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>Window Wells:</b> <u>Present - Install window well on left side basement window</u>  |
| 7.    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>Trees/Shrubs:</b> <u>Present</u>   |
| 8.    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>Fences/Gates:</b> <u>Wood - Fence leaning. Repair</u>  |
| 9.    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>Patio:</b> <u>Wood</u>   |
| <hr/> |                                     |                                     |                          |                          |                                     |   |
|       | <b>Rear Deck/Porch</b>              |                                     |                          |                          |                                     |   |
| 10.   |                                     |                                     |                          |                          |                                     | <b>Type</b> <u>Deck</u>   |
| 11.   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>Construction</b> <u>Wood - Deck surface weathered/deteriorated. Reset nails, sand surface and water proof surface with a sealer or stain</u>   |
| 12.   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>Exterior Stairs</b> <u>Wood - Rail openings too wide. Add ballusters to narrow openings to 4". Cost \$200</u>  |
| 13.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>Exterior Surface Drain:</b> _____  |
| 14.   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>Shed</b> <u>Wood - OSB sheathing should be covered with siding, Siding touches earth. Move earth away from shed</u>  |

Client: John Smith

sample report.hi4

# Gerardi Engineering

15:33 October 27, 2006

## Roof

The roof may have been inspected only from the grade level in order to avoid damage to the roofing materials and/or risk to the inspector which may result if the roof is walked upon. Unless there has been a recent heavy rain, it is impossible to detect a roof leak; it is possible that minor leaks may go undetected unless it is actually raining at the time of the inspection. A roof can begin to leak at any time.

A NP NI M D

### House Roof Surface

1. **Method of Inspection:** Viewed from ground level
2.  **Unable to Inspect:** 0%
3.  **Material:** Asphalt shingle - Roof shows signs of deterioration, Roof near end of useful life, Replace shingles. Cost \$3 - \$4/sq ft
4. **Type:** Gable
5. **# Layers** 1 **Approx. Age:** 20 **Approx. Life** 20 years

### Middle Chimney

6.  **Chimney:** Brick - Chimney too low, only 1' over roof ridge. Should be 2' over highest point with in 10'. Raise chimney
7.  **Flue Cap:** Metal

### Rear left Chimney

8.  **Chimney:** Siding and frame covered
9.  **Flue Cap:** Metal

### Other items

10.  **Skylights:** Glass
11.  **Electrical Mast:** Underground utilities
12. **Service Size - Amps** 100 **Volts** 120-240 VAC
13.  **Service Cable** Aluminum - Surface coating of service cable is frayed/cracked and may allow water to penetrate inside the cable. Replace/repair service cable. Cost \$400 - \$600
14.  **Exterior Ground Rod in ground**
15.  **Valleys:** Preformed metal
16.  **Plumbing Vents:** Present
17.  **Gutters:** Aluminum
18.  **Downspouts:** Aluminum
19.  **Leader/Extension:** Aluminum - Extend runoff drains to move water away from foundation

Drains not tested.

Client: John Smith

sample report.hi4

# Gerardi Engineering

15:33 October 27, 2006

## Exterior Surface and Components

- A NP NI M D
1.      Exterior Foundation Concrete
- House Exterior Surface
2.      Type: wood clapboards
  3.      Exterior Electric Outlets: 120 VAC - Non-GFCI outlet. Install GFCI outlet. Not required when built, Cost \$40-\$50 each
  4.      Exterior Lighting: Surface mount - Light by rear door not working, bulb may be burned out, repair
  5.      Window Trim: Wood - Window trim rotted, repair
  6.      Window Glazing Insulated glass
  7.      Fascia: Wood - Paint peeling, scrape and paint
  8.      Soffits: Wood
  9.      Front Door: Metal with glass windows - Front door rubs/sticks. Hard to open/close. Repair
  10.      Doorbell electric button
  11.      Rear Door Wood sliding - Lock not latching closed, repair/adjust
  12.      Patio Door: Wood sliding
  13.      Basement Windows: Wood awning - Cracked, broken or missing glass. Repair cost \$30/pane of glass
  14.      Hose Bibs: Present
  15.      Gas Meter: Exterior surface mount
  16.      Main Gas Valve: Located at gas meter
  17. Structure Type Wood frame

## Garage/Carport

Occupant possessions are not moved and prevent full inspection. Hidden damage may exist. Check carefully prior to closing.

A NP NI M D

### Front Garage

1. Type of Structure: Attached Car Spaces: 1
2.      Exterior Foundation Block - Damage at left front corner, repair
3.      Vehicle Doors: Hardboard panels - Door panels have water damage, Door panels need to be replaced
4.      Door Operation: Mechanized

Client: John Smith

sample report.hi4

# Gerardi Engineering

15:33 October 27, 2006

## Garage/Carport (continued)

5.  **Automatic Door Opener:** Present - Adjust downward force of opener, so that it reverses when meeting an obstacle
6.  **Exterior Doors:** \_\_\_\_\_
7.  **Interior walls/structure** Painted sheetrock
8.  **Ceiling:** Painted sheetrock
9.  **Floor:** Concrete
10.  **Electrical:** 120V AC outlets and lighting circuits - outlets not operational
11.  **Heating:** \_\_\_\_\_
12.  **Windows:** \_\_\_\_\_
13.  **Dampness** No signs of water or dampness
14.  **Door to House** Steel fire door - Add self closing spring. Cost \$10-\$20
15.  **Fire Wall/Ceiling** Painted sheetrock
16. **Possessions obstruct view?**  Yes  No

Occupant possessions are not moved and prevent full inspection. Hidden damage may exist. Check carefully prior to closing.

Occupant possessions are not moved and prevent full inspection. Hidden damage may exist. Check carefully prior to closing.

## Basement

As basements, cellars and crawl spaces are below grade, and although no observable evidence of water penetration may have been noted during the inspection, they are always subject to seepage, water penetration, and flooding.

A NP NI M D

### House Basement

1. **Finished?** Partially finished
2.  **Unable to Inspect:** 0%
3.  **Foundation Interior** Concrete
4.  **Joists/Trusses** 2x10 - Joist cracked. Sister with new joist, Cost \$100
5. **Joist spacing** 16" on center
6.  **Beams** 6x12
7.  **Piers/Posts** Steel posts - Replace temporary columns with permanent columns. Cost \$100-\$150 each
8.  **Bearing Wall** Frame
9.  **Subfloor** Not visible - Partially/not visible due to finished ceiling

Client: John Smith

sample report.hi4

# Gerardi Engineering

15:33 October 27, 2006

## Basement (continued)

10.  **Water/Dampness** Extensive water evidence - Water stains on walls, Water stains on floor, Standing water, Preventing the moisture is mandatory to avoid severe structural damage
11.  **Floors:** Concrete
12.  This inspection does not cover any damage concealed by carpeting, rugs, or furniture.  
**Doors:** Hollow Hardboard
13.  **Windows:** Wood awning - Cracked, broken or missing glass. Repair cost \$30/pane of glass
14.  **Insulation:** Fiberglass
15. **Insulation Depth** \_\_\_\_\_
16.  **Vapor Barrier:** Paper
17.  **Sump Pump:** Pump up
18.  **Stairs** Carpet covered - Hand rails missing. Install cost \$75-\$150

## Electrical

A NP NI M D

1. **Main Disconnect Location** Garage
- Garage Electric Panel**
2. **Box Capacity:** 100 Amps **Main Size** 100 Amps
3.  **Breaker Box** Present - Corrosion on breakers. Prevent water from entering and replace breakers. Cost \$30-\$50 each
- Garage Subpanel**
4.  **Breaker Box** Present - Neutral and ground wires combined in subpanel. Separate. Cost \$50-\$75
5.  **120 VAC Branch Circuits:** Copper and aluminum
6.  **240 VAC Branch Circuits:** Copper Romex
7.  **Solid Aluminum Branch Wiring:** Present through out the home - Solid aluminum branch wiring is known to cause fires, update connections with copper pigtailed for each contact in switches and outlets by a licensed electrician, \$1000-\$2000
8.  **Ground:** Rod in ground

Client: John Smith

sample report.hi4

# Gerardi Engineering

15:33 October 27, 2006

## Laundry Room/Area

A NP NI M D

### Closet Laundry Room/Area

1.  Washer Operated - supply pipe loose. secure
2.  Dryer Gas - Not vented to outside. Install vent. Cost \$75-\$200

## Heating System

Heat exchanger integrity is not confirmed during inspection.

A NP NI M D

### Garage Heating System

1. **Manufacturer:** Lennox
2. **Type:** Forced air **Capacity - BTU/Hr** 82000
3. **Area Served:** 1st and 2nd floor **Approximate Age:** 18
4. **Average Life** Gas/Air 15-25 years
5. **Fuel:** Natural gas
6.  **Heating System Operation:** Operated - Combustion air and return air too close. Add a return air duct. \$200-\$400
7.  **Heat Exchanger:** Not visible - Partially/not visible
8.  Heat exchanger integrity is not confirmed during inspection  
**Blower Fan/Filter:** Washable/disposable filter
9.  **Distribution** Metal duct
10.  Airflow analysis for ducts is not part of this inspection.  
**Draft Control:** Built-in draft hood
11.  **Flue Pipe:** Single wall
12.  **Temperature/Pressure Relief Valve** Present - Missing drain tube. Install tube to within 6" floor. Cost \$30-\$50
13.  **Fuel Lines:** black iron pipe
14.  **Humidifier:** \_\_\_\_\_
15.  **Hot Water Coil** \_\_\_\_\_
16.  **Thermstat Zones:** 1 zone
17.  Thermostats not tested for calibration.  
**Fuel Tank:** \_\_\_\_\_
18.  **Suspected Asbestos:** Yes - Suspect asbestos is present. Test for asbestos and remove if necessary. Removal costs \$15-\$20/ft + minimum fees

Client: John Smith

sample report.hi4

# Gerardi Engineering

15:33 October 27, 2006

## Water Heater

A NP NI M D

### Closet Water Heater

1. Type: Natural gas Capacity: 40 Gal.
2. Manufacturer: Bradford White Area Served Whole house
3. Approximate Age: 18 Average life 12-15 years
4.  Water Heater Operation: In operation - Water heater is nearing the end of it's design life, accessible through wall of closet, not fully viewed
5.  Flue Pipe: Single wall
6.  Temperature/Pressure Relief Valve not visible - Water heater not easily accessible

## Plumbing

Chimneys are sometimes lined at the top and bottom only. A visual inspection cannot determine if the chimney is completely lined or determine the condition of the interior of the chimney. Fireplaces are not operated. In addition, unless a fire is built in the fireplace it is not possible to determine if the fireplace will smoke.

- A NP NI M D
1.  Service Line: 3/4" Copper
  2.  Main Water Shutoff: Basement
  3.  Valves are not tested for operation.  
Water Lines: Galvanized and copper - Galvanized water pipes rust from the inside out and may have to be replaced after 50 years of life
  4.  Waste Pipes: plastic
  5.  Well Water Flow in Bath Tub Water turned off - Water stopped running after 5 minutes, flow not measured. Well turns on and off too frequently. Water tank is waterlogged. Repair

Well depth, capacity, and recovery rate have not been determined

## Air Conditioning

A NP NI M D

### Evaporator in furnace AC System

1. Type: Central A/C Area Served 1st and 2nd floor
2.  Electrical Disconnect: present
3.  A/C System Operation: operated - Unit not cooling sufficiently. Service is required
4.  Condensate Removal: Electric pump and drain tube
5.  Exposed Ductwork: Metal ducts - Not insulated in unheated space. Insulate

Client: John Smith

sample report.hi4

# Gerardi Engineering

15:33 October 27, 2006

## Kitchen

A NP NI M D

### 1st Floor Kitchen

1.  Counter Tops: Laminant
2.  Cabinets: Wood
3.  Cooking Appliances: Gas range - Gas burner not lighting without match  
Range/oven temperature calibration, clock/timer & self cleaning not part of this inspection.
4.  Ventilator: Ductless ventilation
5.  Dishwasher: Operated - Leaking water  
Dishwasher cleaning effectiveness and timer not evaluated. Only rinse and hold cycle tested.
6.  Refrigerator: Freezer on top
7.  Microwave: Operated
8.  Sink: Porcelain coated
9.  Faucet/Trap Single handle - Faucet dripping
10.  Electrical: 120V AC GFCI outlets
11.  Ceiling: Painted sheetrock
12.  Walls: Painted sheetrock
13.  Floor: Ceramic tile
14.  Doors: \_\_\_\_\_
15.  Windows: Wood double hung - Large fixed pane windows going down to floor are not tempered glass and could pose a hazard if fallen through or walked into, Add a guard at floor level
16.  HVAC Source: Hot air register

## Living Space

Occupant possessions are not moved and prevent full inspection. Hidden damage may exist. Check carefully prior to closing.

A NP NI M D

### Basement Family Room Living Space

1.  Closet: Swing door
2.  Ceiling: Suspended ceiling tile
3.  Walls: Painted sheetrock
4.  Floor: Carpeting - The floor squeaks when walked on
5.  This inspection does not cover any damage concealed by carpeting, rugs or furniture.  
Doors: Hollow Hardboard

Client: John Smith

sample report.hi4

# Gerardi Engineering

15:33 October 27, 2006

## Living Space (continued)

6.      Windows: Wood slider
7.      Electrical: 120V AC outlets and lighting circuits
8.      HVAC Source: Electric baseboard - Electric baseboard heater not working. Repair

### Living/dining room Living Space

9.      Closet: Swing door - Light in closet not working, bulb maybe burned out, replace bulb, repair if necessary
10.      Ceiling: Painted sheetrock
11.      Walls: Painted sheetrock
12.      Floor: Carpeting
13.      This inspection does not cover any damage concealed by carpeting, rugs or furniture.  
Doors: Hollow Hardboard - Difficult to open or close, Sand/plane/adjust hinge. Cost \$50
14.      Windows: Wood double hung
15.      Electrical: 120V AC outlets and lighting circuits
16.      HVAC Source: Hot air register

### Loft Living Space

17.      Closet: \_\_\_\_\_
18.      Ceiling: Painted sheetrock - Ceiling height only 81". Should be 90" for living space
19.      Walls: Painted sheetrock
20.      Floor: Carpeting
21.      This inspection does not cover any damage concealed by carpeting, rugs or furniture.  
Doors: \_\_\_\_\_
22.      Windows: Wood double hung - Moisture present inside the layers of glass, Replace glass pane. Cost \$200-\$300/each
23.      Electrical: 120V AC outlets and lighting circuits - Very few outlets. Install more to avoid extension cords
24.      HVAC Source: Hot air register
25.      Stairs to upper level Carpet covered - Hand rail does not go all the way up, correct
26.      Smoke Detectors Present near bedrooms
27.      Carbon Monoxide Detector None - Install near bedrooms \$50

Client: John Smith

sample report.hi4

## Fireplace/Wood Stove

Chimneys are sometimes lined at the top and bottom only. A visual inspection cannot determine if the chimney is completely lined or determine the condition of the interior of the chimney. Fireplaces are not operated. In addition, unless a fire is built in the fireplace it is not possible to determine if the fireplace will smoke.

A NP NI M D

### Living Room Fireplace

1.  Fireplace Construction: Metal prefab firebox - Firebox badly rusted, do not use until repaired, repair might cost \$5000 or more
2. Type: Wood burning
3.  Smoke Chamber: Metal
4.  Flue: Metal
5.  Damper: Swing mechanism
6.  Hearth: Raised

## Bedroom

Occupant possessions are not moved and prevent full inspection. Hidden damage may exist. Check carefully prior to closing.

A NP NI M D

### 2nd Floor Master Bedroom

1.  Ceiling: Painted sheetrock
2.  Walls: Painted sheetrock - Cracks over and under windows, may indicate structural problems, monitor for future cracks,
3.  Floor: Carpeting
4.  This inspection does not cover any damage concealed by carpeting, rugs or furniture.  
Doors: Solid wood - Door damaged. Repair cost \$150
5.  Windows: Wood double hung
6.  Electrical: 120V AC outlets and lighting circuits
7.  HVAC Source: Hot air register - Register not opening
8.  Closet: Bi fold doors

### 2nd Floor Front left Bedroom

9.  Ceiling: Painted sheetrock
10.  Walls: Painted sheetrock
11.  Floor: Hardwood - Floor dented/crushed in places, repair
12.  This inspection does not cover any damage concealed by carpeting, rugs or furniture.  
Doors: Solid wood

Client: John Smith

sample report.hi4

# Gerardi Engineering

15:33 October 27, 2006

## Bedroom (continued)

13.  **Windows:** Wood double hung - Broken sash cords. Replace sash cords.  
Cost \$40-\$60 each, Inner window trim missing, install
14.  **Electrical:** 120V AC outlets and lighting circuits
15.  **HVAC Source:** Hot air register
16.  **Closet:** Bi fold doors - Water stains noted at closet interior wall

## Bathroom

A NP NI M D

### Basement Bathroom

1.  **Ceiling:** Painted sheetrock
2.  **Walls:** Painted sheetrock - mold on the wall behind toilet. replace infected materials
3.  **Floor:** Ceramic tile
4.  This inspection does not cover any damage concealed by carpeting, rugs or furniture.  
**Doors:** Hollow Hardboard
5.  **Windows:** \_\_\_\_\_
6.  **Electrical:** 120V AC GFCI outlets
7.  **Sink/Basin:** Pedistal sink - Cracks present in the sink bowl
8.  **Faucets/Traps:** Dual handle
9.  **Shower/Surround:** Fiberglass
10.  **Toilets:** Standard toilet - Does not flush well. May be clogged. Unclog
11.  **HVAC Source:** \_\_\_\_\_
12.  **Ventilation:** Electric ventilation fan - Fan inoperative, repair

### Half bath 1st floor Bathroom

13.  **Ceiling:** Painted sheetrock
14.  **Walls:** Wallpaper
15.  **Floor:** Ceramic tile
16.  This inspection does not cover any damage concealed by carpeting, rugs or furniture.  
**Doors:** Hollow Hardboard
17.  **Windows:** \_\_\_\_\_
18.  **Electrical:** 120V AC GFCI outlets
19.  **Sink/Basin:** Pedistal sink
20.  **Faucets/Traps:** Dual handle
21.  **Toilets:** Standard toilet

Client: John Smith

sample report.hi4

## Bathroom (continued)

22.      HVAC Source: \_\_\_\_\_
23.      Ventilation: Electric ventilation fan
- 2nd Floor Hall Bathroom**
24.      Ceiling: Painted sheetrock
25.      Walls: Painted sheetrock
26.      Floor: Ceramic tile - Cracked floor tile, repair
27.      This inspection does not cover any damage concealed by carpeting, rugs or furniture.  
Doors: Solid wood
28.      Windows: \_\_\_\_\_
29.      Electrical: 120V AC GFCI outlets - GFCI outlet not tripping. Replace, cost \$40 each
30.      Counter/Cabinet: Laminant and wood
31.      Sink/Basin: Porcelain coated
32.      Faucets/Traps: Single handle
33.      Tub/Surround: Fiberglass surround - Shower diverter not working, repair
34.      Toilets: Standard toilet - Supply pipe to toilet is loose. Secure
35.      HVAC Source: Hot air register
36.      Ventilation: Electric ventilation fan - Fan inoperative, repair

## Attic

Occupant possessions are not moved and prevent full inspection. Hidden damage may exist. Check carefully prior to closing.

A NP NI M D

### Over 2nd floor Attic

1. Access Scuttle hole
2. Method of Inspection: Inspection limited to view from access
3.      Unable to Inspect: 50% - No floor
4.      Roof Framing: 2x8 rafter
5. Rafter spacing 16" on center
6.      Ceiling joists 2x6 joist
7. Joist spacing 16" on center
8.      Sheathing: Plywood
9.      Ventilation: Ridge and soffit vents - Add more ventilation for increased summer comfort, Add soffit vents \$300-\$500
10.      Insulation: Fiberglass

Client: John Smith

sample report.hi4

# Gerardi Engineering

15:33 October 27, 2006

## Attic (continued)

11.      Insulation Depth: 9"
12.      Vapor Barrier: Paper
13.      Attic Fan: \_\_\_\_\_
14.      Whole House Fan: \_\_\_\_\_
15.      Moisture Penetration: Ongoing water penetration noted - Water stains visible around chimney, replace flashing
16.      Bathroom Fan Venting: present - Vent disconnected, connect
17.      Plumbing Venting Present

Client: John Smith

sample report.hi4

# Gerardi Engineering

15:33 October 27, 2006

## Not Inspected Summary

### Basement

House - Basement - Subfloor Not visible - Partially/not visible due to finished ceiling

### Heating System

Garage - Heating System - Heat Exchanger: Not visible - Partially/not visible

### Water Heater

Closet - Water Heater - Temperature/Pressure Relief Valve not visible - Water heater not easily accessible

### Attic

Over 2nd floor - Attic - Unable to Inspect: 50% - No floor

Client: John Smith

sample report.hi4

## Marginal Summary

### Exterior Surface and Components

Exterior Electric Outlets: 120 VAC - Non-GFCI outlet. Install GFCI outlet. Not required when built, Cost \$40-\$50 each

## Defective Summary

### Lots and Grounds

**Driveway:** Asphalt - Asphalt nearing end of life. Replacement cost \$2.50 - \$3.50 /sq ft

**Grading:** Moderate slope - Soil is too high at foundation. There should be a minimum clearance of 6" between earth and the sill or lowest siding. Whenever the soil level is too high at the foundation, there is a danger that wood destroying insects and rot can cause undetected damage to the wood structure of the house

**Window Wells:** Present - Install window well on left side basement window

**Fences/Gates:** Wood - Fence leaning. Repair

**Rear - Deck/Porch - Construction** Wood - Deck surface weathered/deteriorated. Reset nails, sand surface and water proof surface with a sealer or stain

**Rear - Deck/Porch - Exterior Stairs** Wood - Rail openings too wide. Add ballusters to narrow openings to 4". Cost \$200

**Shed** Wood - OSB sheathing should be covered with siding, Siding touches earth. Move earth away from shed

### Roof

**House - Roof Surface - Material:** Asphalt shingle - Roof shows signs of deterioration, Roof near end of useful life, Replace shingles. Cost \$3 - \$4/sq ft

**Middle - Chimney - Chimney:** Brick - Chimney too low, only 1' over roof ridge. Should be 2' over highest point with in 10'. Raise chimney

**Service Cable** Aluminum - Surface coating of service cable is frayed/cracked and may allow water to penetrate inside the cable. Replace/repair service cable. Cost \$400 - \$600

**Leader/Extension:** Aluminum - Extend runoff drains to move water away from foundation

### Exterior Surface and Components

**Exterior Lighting:** Surface mount - Light by rear door not working, bulb may be burned out, repair

**Window Trim:** Wood - Window trim rotted, repair

**Fascia:** Wood - Paint peeling, scrape and paint

**Front Door:** Metal with glass windows - Front door rubs/sticks. Hard to open/close. Repair

**Rear Door** Wood sliding - Lock not latching closed, repair/adjust

**Basement Windows:** Wood awning - Cracked, broken or missing glass. Repair cost \$30/pane of glass

## Defective (continued)

### Garage/Carport

**Front - Garage - Exterior Foundation** Block - Damage at left front corner, repair

**Front - Garage - Vehicle Doors:** Hardboard panels - Door panels have water damage, Door panels need to be replaced

**Front - Garage - Automatic Door Opener:** Present - Adjust downward force of opener, so that it reverses when meeting an obstacle

**Front - Garage - Electrical:** 120V AC outlets and lighting circuits - outlets not operational

**Front - Garage - Door to House** Steel fire door - Add self closing spring. Cost \$10-\$20

### Basement

**House - Basement - Joists/Trusses** 2x10 - Joist cracked. Sister with new joist, Cost \$100

**House - Basement - Piers/Posts** Steel posts - Replace temporary columns with permanent columns. Cost \$100-\$150 each

**House - Basement - Water/Dampness** Extensive water evidence - Water stains on walls, Water stains on floor, Standing water, Preventing the moisture is mandatory to avoid severe structural damage

**House - Basement - Windows:** Wood awning - Cracked, broken or missing glass. Repair cost \$30/pane of glass

**House - Basement - Stairs** Carpet covered - Hand rails missing. Install cost \$75-\$150

### Electrical

**Garage - Electric Panel - Breaker Box** Present - Corrosion on breakers. Prevent water from entering and replace breakers. Cost \$30-\$50 each

**Garage - Subpanel - Breaker Box** Present - Neutral and ground wires combined in subpanel. Separate. Cost \$50-\$75

**Solid Aluminum Branch Wiring:** Present through out the home - Solid aluminum branch wiring is known to cause fires, update connections with copper pigtails for each contact in switches and outlets by a licensed electrician, \$1000-\$2000

### Laundry Room/Area

**Closet - Laundry Room/Area - Washer** Operated - supply pipe loose. secure

**Closet - Laundry Room/Area - Dryer** Gas - Not vented to outside. Install vent. Cost \$75-\$200

# Gerardi Engineering

15:33 October 27, 2006

## Defective (continued)

### Heating System

**Garage - Heating System - Heating System Operation:** Operated - Combustion air and return air too close. Add a return air duct. \$200-\$400

**Garage - Heating System - Temperature/Pressure Relief Valve** Present - Missing drain tube. Install tube to within 6" floor. Cost \$30-\$50

**Suspected Asbestos:** Yes - Suspect asbestos is present. Test for asbestos and remove if necessary. Removal costs \$15-\$20/ft + minimum fees

### Water Heater

**Closet - Water Heater - Water Heater Operation:** In operation - Water heater is nearing the end of it's design life, accessible through wall of closet, not fully viewed

### Plumbing

**Water Lines:** Galvanized and copper - Galvanized water pipes rust from the inside out and may have to be replaced after 50 years of life

**Well Water Flow in Bath Tub** Water turned off - Water stopped running after 5 minutes, flow not measured. Well turns on and off too frequently. Water tank is waterlogged. Repair

### Air Conditioning

**Evaporator in furnace - AC System - A/C System Operation:** operated - Unit not cooling sufficiently. Service is required

**Exposed Ductwork:** Metal ducts - Not insulated in unheated space. Insulate

### Kitchen

**1st Floor - Kitchen - Cooking Appliances:** Gas range - Gas burner not lighting without match

**1st Floor - Kitchen - Dishwasher:** Operated - Leaking water

**1st Floor - Kitchen - Faucet/Trap** Single handle - Faucet dripping

**1st Floor - Kitchen - Windows:** Wood double hung - Large fixed pane windows going down to floor are not tempered glass and could pose a hazard if fallen through or walked into, Add a guard at floor level

### Living Space

**Basement Family Room - Living Space - Floor:** Carpeting - The floor squeaks when walked on

**Basement Family Room - Living Space - HVAC Source:** Electric baseboard - Electric baseboard heater not working. Repair

**Living/dining room - Living Space - Closet:** Swing door - Light in closet not working, bulb maybe burned out, replace bulb, repair if necessary

Client: John Smith

sample report.hi4

## Defective (continued)

**Living/dining room - Living Space - Doors:** Hollow Hardboard - Difficult to open or close, Sand/plane/adjust hinge. Cost \$50

**Loft - Living Space - Ceiling:** Painted sheetrock - Ceiling height only 81". Should be 90" for living space

**Loft - Living Space - Windows:** Wood double hung - Moisture present inside the layers of glass, Replace glass pane. Cost \$200-\$300/each

**Loft - Living Space - Electrical:** 120V AC outlets and lighting circuits - Very few outlets. Install more to avoid extension cords

**Stairs to upper level:** Carpet covered - Hand rail does not go all the way up, correct

**Carbon Monoxide Detector:** None - Install near bedrooms \$50

## Fireplace/Wood Stove

**Living Room - Fireplace - Fireplace Construction:** Metal prefab firebox - Firebox badly rusted, do not use until repaired, repair might cost \$5000 or more

## Bedroom

**2nd Floor Master - Bedroom - Walls:** Painted sheetrock - Cracks over and under windows, may indicate structural problems, monitor for future cracks,

**2nd Floor Master - Bedroom - Doors:** Solid wood - Door damaged. Repair cost \$150

**2nd Floor Master - Bedroom - HVAC Source:** Hot air register - Register not opening

**2nd Floor Front left - Bedroom - Floor:** Hardwood - Floor dented/crushed in places, repair

**2nd Floor Front left - Bedroom - Windows:** Wood double hung - Broken sash cords. Replace sash cords. Cost \$40-\$60 each, Inner window trim missing, install

**2nd Floor Front left - Bedroom - Closet:** Bi fold doors - Water stains noted at closet interior wall

## Bathroom

**Basement - Bathroom - Walls:** Painted sheetrock - mold on the wall behind toilet. replace infected materials

**Basement - Bathroom - Sink/Basin:** Pedestal sink - Cracks present in the sink bowl

**Basement - Bathroom - Toilets:** Standard toilet - Does not flush well. May be clogged. Unclog

**Basement - Bathroom - Ventilation:** Electric ventilation fan - Fan inoperative, repair

**2nd Floor Hall - Bathroom - Floor:** Ceramic tile - Cracked floor tile, repair

**2nd Floor Hall - Bathroom - Electrical:** 120V AC GFCI outlets - GFCI outlet not tripping. Replace, cost \$40 each

**2nd Floor Hall - Bathroom - Tub/Surround:** Fiberglass surround - Shower diverter not working, repair

**Defective (continued)**

**2nd Floor Hall - Bathroom - Toilets:** Standard toilet - Supply pipe to toilet is loose. Secure

**2nd Floor Hall - Bathroom - Ventilation:** Electric ventilation fan - Fan inoperative, repair

**Attic**

**Over 2nd floor - Attic - Ventilation:** Ridge and soffit vents - Add more ventilation for increased summer comfort, Add soffit vents \$300-\$500

**Over 2nd floor - Attic - Moisture Penetration:** Ongoing water penetration noted - Water stains visible around chimney, replace flashing

**Over 2nd floor - Attic - Bathroom Fan Venting:** present - Vent disconnected, connect