

# Above Board Home Inspection Inc.

11 Blue Heron Dr. Kingston NY 12401  
Tel: 845/657-7141 Fax: 845/657-9783  
www.aboveboardhomeinspections.com AbvBrdHomeInsp@aol.com

## SUMMARY REPORT

**Client:** SAMPLE REPORT  
**Realtor:** REALTORS NAME, REALTY COMPANY NAME  
**Inspection Address:** SAMPLE ADDRESS, CITY, STATE  
**Inspection Date:** 11/30/2009 Start: 10:00 am End: 1:00 pm  
**Inspected by:** Daniel York

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

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Narrative Color Legend: - Normal Text   v Red Text  
   mGreen Text   q Blue Text

### Heat

#### Fuel oil tanks

##### General Comments

##### **DEFECT REQUIRES SERVICE or REPAIRS**

- - Inground fuel oil tank was noted

### Living

#### Living Area

##### Dual-Glazed Windows

##### **DEFECT REQUIRES SERVICE or REPAIRS**

- - Moisture presence was noted below the dining room window Defect requires attention

### Bathrooms

#### Main bathroom

Inspection Address: SAMPLE ADDRESS, CITY, STATE  
Inspection Date/Time: 11/30/2009 10:00 am to 1:00 pm

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**Drain**

***DEFECT REQUIRES SERVICE or REPAIRS***

- - The vanity drain trap has leakage Defect requires attention

# ***Above Board Home Inspection Inc.***

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## **HOME INSPECTION REPORT**

Prepared for:

### **SAMPLE REPORT**

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Inspection Address

SAMPLE ADDRESS, CITY, STATE

Inspection Date

11/30/2009 10:00 am to 1:00 pm

Represented by:

**REALTORS NAME**

**REALTY COMPANY NAME**



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## GENERAL INFORMATION

**Inspection Address:** SAMPLE ADDRESS, CITY, STATE  
**Inspection Date:** 11/30/2009 Time: 10:00 am to 1:00 pm

**Weather:** Overcast - Temperature at time of inspection: 30-40 Degrees  
Humidity at time of inspection: 45%

**Inspected by:** Daniel York



**Client Information:** SAMPLE REPORT  
SAMPLE ADDRESS, CITY, STATE  
Phone: 845-657-7141

**Buyer's Agent:** REALTORS NAME  
REALTY COMPANY NAME  
ADDRESS  
CITY, STATE  
Phone: 845-657-7141



**Structure Type:** Wood Frame  
**Foundation Type:** Raised Foundation  
**Number of Stories:** Two

**Structure Style:** Cape Cod

**Estimated Year Built:** 1990  
**Unofficial Sq.Ft.:** 2100

**People on Site At Time of Inspection:** Buyer(s)  
Buyer's Agent

### General Property Conditions

#### PLEASE NOTE:

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**The observations and opinions expressed within this report are those of Above Board Home Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of New York State Licensed Home Inspector and American Society of Home Inspectors and those that we do not**

Inspection Address: SAMPLE ADDRESS, CITY, STATE  
Inspection Date/Time: 11/30/2009 10:00 am to 1:00 pm

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**inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

**INFORMATIONAL CONDITIONS = Overall visual information to help you with the evaluation of the pre-owned property & house.**

**NEEDING MAINTENANCE = Conditions of property & house that are in need of routine maintenance for maintaining or upgrading the value of the home, and to help you with the evaluation of the pre-owned property & house.**

**DEFECT REQUIRES SERVICE or REPAIR = Any maintenance or cost of repair estimate that will cost \$ 500.00 or above. Always get more than one cost of repair estimate from a qualified contractor or person. To help you with the accurate evaluation (balance sheet) of the pre owned property & house repairs.**

**HAZARD= Safety Concerns**

Report File: SAMPLE REPORT

## Structural

All structures are dependent on the soil beneath them for support conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find foundation wall that was not cracked or deteriorated in some way. Fortunately, most of these cracks are related to the curing process or to common settling but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible.

### Raised Foundation

#### General Comments

##### INFORMATIONAL

- The house framing appears in sound condition. No observable racking or out of plumb areas were noted. Roof lines were straight. Minor step or vertical cracking were noted in the poured concrete foundation. These areas should be pointed and sealed. Moisture stains (efflorescence) and mold were noted along the base perimeter of the foundation walls. This does not indicate any failure of the foundation, but could be parged and water proofed to create a drier area. The foundation is raised and bolted to the standards of the year in which it was constructed.

## Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person.

It is important to maintain the property, including painting or sealing walkways, decks and other hard surfaces, and particularly important to keep the house walls sealed, which provide the only barrier against moisture penetration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of any cellulose deterioration. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may have not been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual glazed. Dual glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergence exit.

## Exterior Components

### Driveways

#### INFORMATIONAL

- The gravel/stone driveway is in acceptable condition.

### Basement Windows

#### INFORMATIONAL

- The basement window is in satisfactory condition. Periodic maintenance will be ongoing.

### Walkways

#### INFORMATIONAL

- The walkways are in acceptable condition.

### Hose bibs

#### NEEDING MAINTENANCE

- The exterior faucet (hose bib) is dripping in the off position. Likely a washer needs replacing. Defect requires attention.

### Fascia Soffit & Trim

#### INFORMATIONAL

- The exterior fascia, soffit and trim are in satisfactory condition. Periodic maintenance is ongoing with home ownership.

### Exterior Doors

#### INFORMATIONAL

- The exterior doors are in acceptable condition.

### Wood Decks

#### INFORMATIONAL

- The wood deck is in acceptable condition. All wooden exterior structures need periodic maintenance and sealing, to prolong the lifespan of the deck.
- Random areas of deck boards are cracked or cupped. Resecuring or replacing badly damaged boards is recommended.

### Steps & Handrails

#### NEEDING MAINTENANCE

- The handrails have slight movement. The installation of additional support is recommended (nailing, screws or bracing)

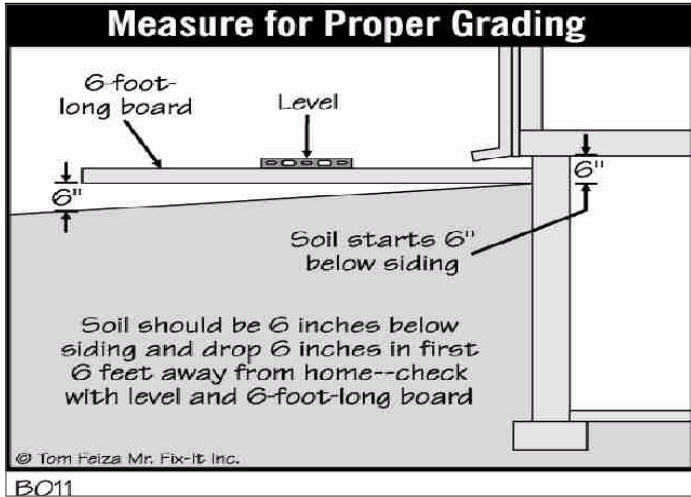


## Grading & Drainage

### Exterior Elevations

#### INFORMATIONAL

- I recommend separating siding with ground contact by at least 6 inch's to reduce the potential of wood decay and insect infestation.



## House Wall Finish

### Type

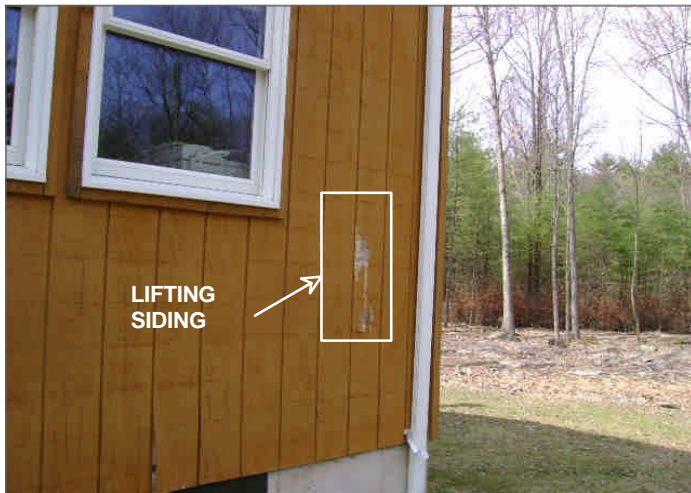
#### INFORMATIONAL

- The house exterior wall coverings is wood siding.

### General Comments

#### NEEDING MAINTENANCE

- The exterior house wall siding is in need of maintenance. Water proofing, painting, cleaning with possible hidden repair.





## Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it.

### Composition Roof

#### General Comments

##### INFORMATIONAL

- The 3-tab asphalt/fiberglass roofing appears approx. 10 + years old. Single layer is present. The sheathing and rafters appear in functioning condition. One metal chimney exists. Unless there has been a recent heavy rain it is not always possible to detect a roof leak and 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. No signs of active water penetration were visible at the time of the inspection.

#### Gutters & Drainage

##### INFORMATIONAL

- I recommend cleaning and maintaining a full roof gutter, downspout and extension drain piping dewatering system. This will help relieve moisture accumulation against the foundation wall.



## **Lifespan**

### *INFORMATIONAL*

- The projected lifespan of a single layered 3-tab asphalt fiberglass roofing is approx 15-20+ years.

# **Plumbing**

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair.

## **Waste Drainage Venting**

### **General Comments**

#### *INFORMATIONAL*

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the waste system, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow.

### **Septics and Cesspools**

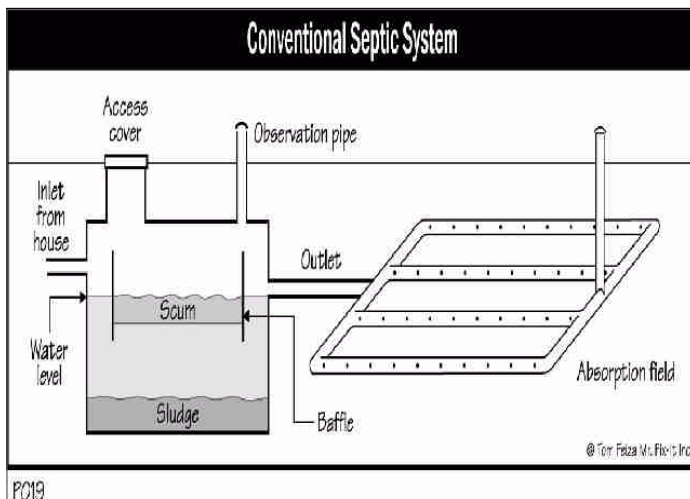
#### *INFORMATIONAL*

- This property is served by a private waste water system. We recommend the use of biodegradable tissue, soaps, detergents and other cleaners and that you should avoid desposing grease within the system.

Septic detention tanks periodically need pumping for removal of septic wastes. For a family of four living full time pumping should occur approx. every 3-5 years. As per our conversation. If the solid has currently been pumped. It is my recommendation that you acquire the septic company's evaluation (report) of this system. All covers on solid waste tanks, cesspools, seepage pits, drain pits and dry wells should be periodically monitored to insure that they are safely covered made of solid construction. If properly installed and maintained, a septic system should work properly for 20+years. If the system was inspected during the

installation, your local building or sanitation department may have the inspection records and the exact location of the system on your property.

Above Board Home Inspection Inc. Septic Dye test does not include a video-scan of the main waste line.



## Well Water

### Well water system

#### INFORMATIONAL

- The water supply is private and provided by a well, which is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial aquifer, which are dependant upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Also, you should be aware that local and regional standards of adequate flow vary considerably, but are entirely dependant upon the yield of the well. (FLOW RATE TEST)

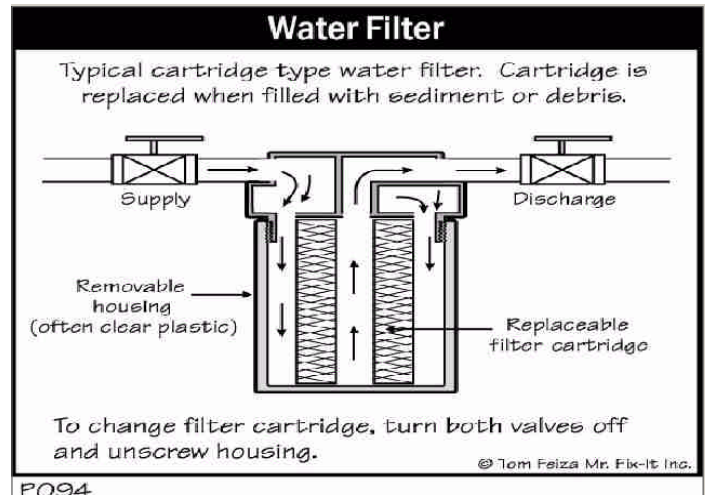
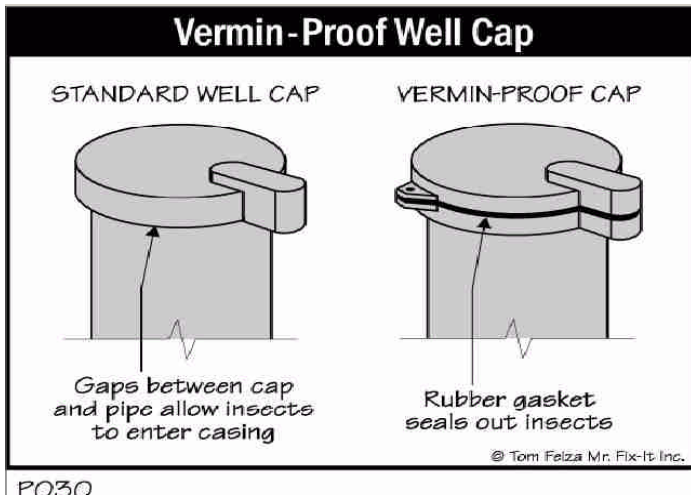
The house water was run for apprx. 75 min. at 4-5 gal. per min for approx. total of 300 gals. The well pump, storage tank and adjoining equipment were functioning at the time of the inspection. Further testing is needed to verify total well volume, flow and recovery rate. (flow rate test)

All covers on well pits, hand dug wells or any type of well or bury ed tanks or containers should be periodically monitored to insure that they are safety covered and made of solid construction.

The average life span of a well system tank,pump and components is approx. 8-10+ years. This existing well system, storage tank and associated piping is approx. 6 + years old. The age of the submersible pump is unknown.

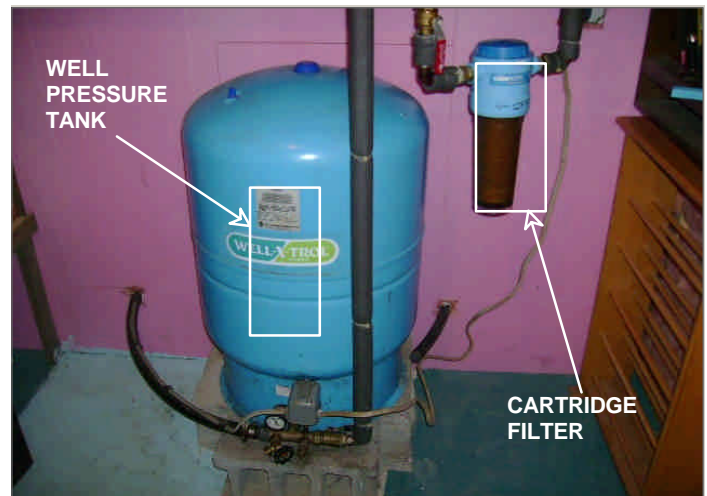
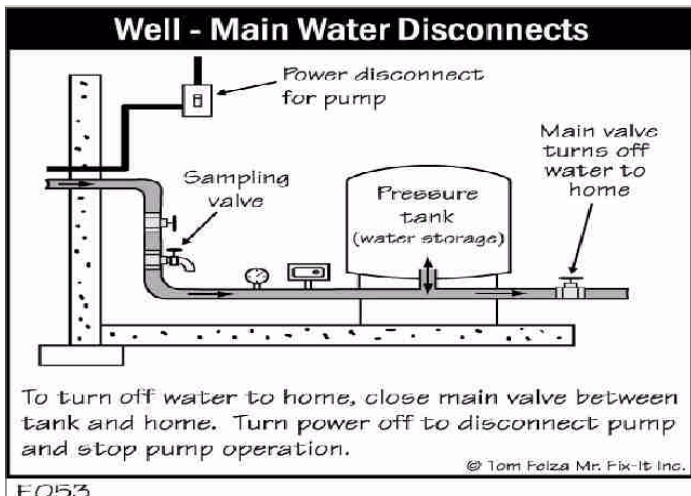
- A cartridge filter system was present. Dirty filters can harbor and promote the growth of bacteria. Routine (periodic) maintenance (replacing) cartridge filters is recommended.

A cartridge filter is present - *Continued*



### Pressure Tanks INFORMATIONAL

- The pressure tank is functional, and does not need service at this time.



### Zoned storage system

#### Zoned Water Heater Comments INFORMATIONAL

- There are a wide variety of zoned storage residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Domestic hot water was from a 30gal. zoned water heater. Approx. 10+ years old. Hot domestic water was received at all hot water plumbing fixtures.

## Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. I categorically recommend installing them at every circuit as a prudent safety feature.

### Main Panel

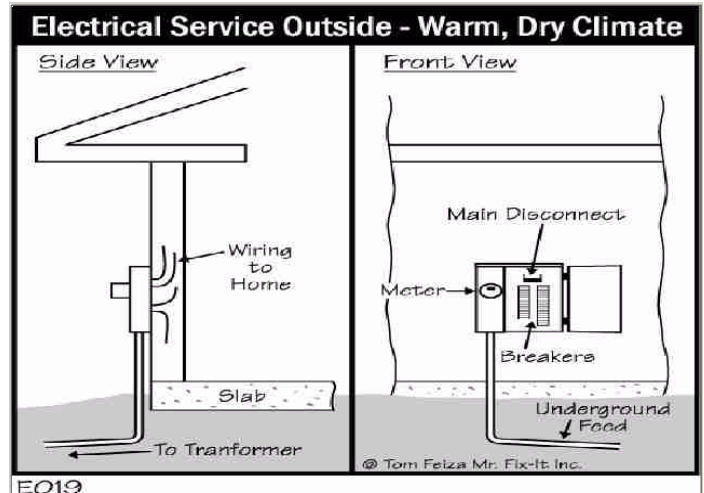
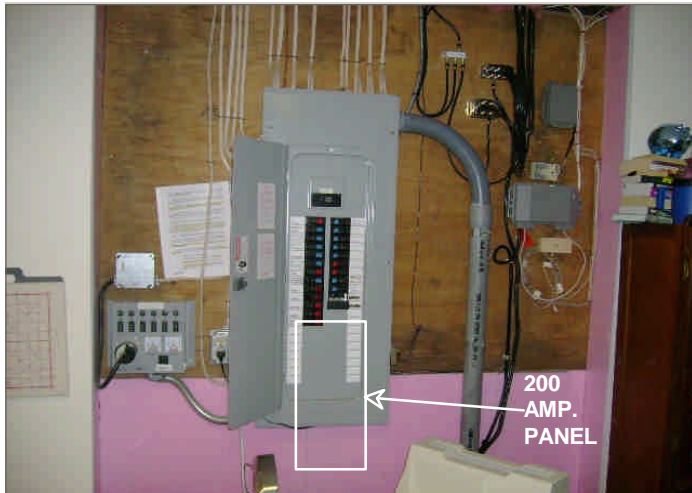
#### General Comments

##### *INFORMATIONAL*

- National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

The overhead 200 amp. 110/220 volt service is grounded. The main panel is located in the basement. The service and branch wiring are found to be functioning at the time of the inspection. Few switches or outlets did not respond. The problem being wiring, fixture, bulb, outlet or wall switch was not determined. The electrical inspection consist of the examination of exposed visible wiring only.

General Comments - Continued



**Wiring Observations**  
**NEEDING MAINTENANCE**

- I recommend securing any switches, outlets, junction boxes or fixtures that are loose at the wall mount.
- Installing cover plates on all open junction boxes. (defect requires attention)

## Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems. Our service does not include any form of warranty or guarantee.

## Boilers

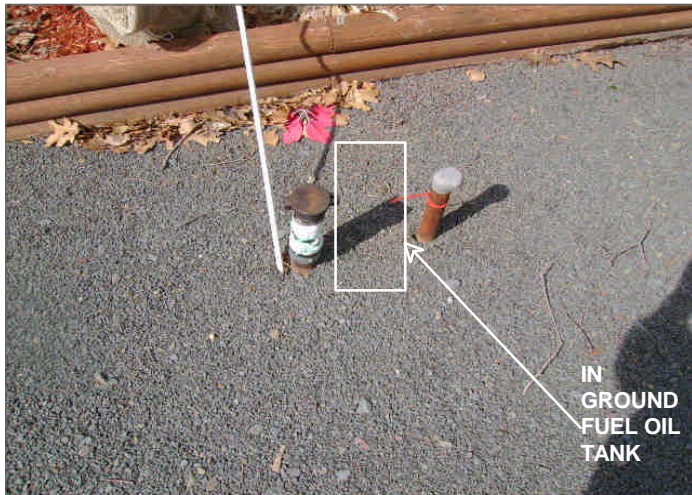
**General Comments**  
**INFORMATIONAL**

- The oil fueled hot water boiler is approx. 10 + years old. Heat was controlled by 4 thermostats. Heating distribution through baseboards was average. An inground fuel oil tank is located at the house exterior The Heat Exchanger should be examined by a professional heating company mechanic.

## Fuel oil tanks

**General Comments**  
**DEFECT REQUIRES SERVICE or REPAIRS**

- In NY State inground fuel oil tanks are exempted. Various types of inground tank testing are available. It is my opinion that the potential for fuel oil contamination of soil is greater with an inground fuel oil tank (not visible) and more costly to remediate if a fuel oil leak occurs. I recommend the installation of an above ground fuel oil tank. Decommissioning the existing inground tank and getting inground tank insurance in the meantime.



## Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them.

## Heating

### Prefabricated Metal

#### INFORMATIONAL

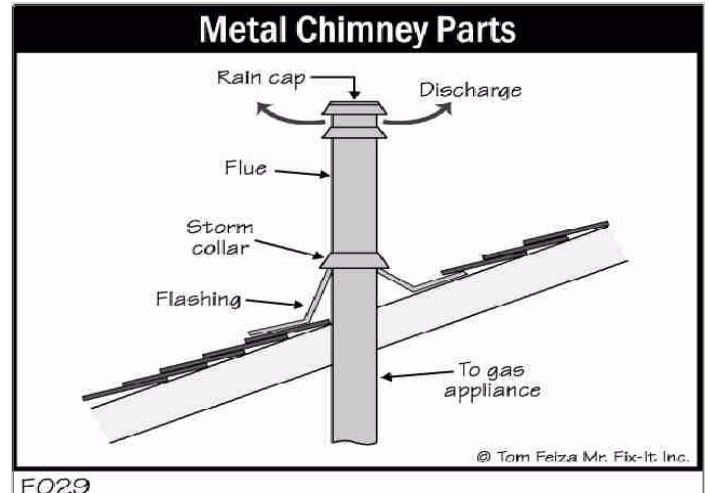
- There are a wide variety of pre-fabricated metal chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

### Weather cap

#### INFORMATIONAL

- The chimney has a functional weather cap/spark arrestor.

Weather cap ok - *Continued*



## Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and will often reappear if they are not correctly repaired. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma.

## Main Entry

### Flooring

*INFORMATIONAL*

- The floor has no significant defects.

### Walls & Ceiling

*INFORMATIONAL*

- The walls and ceiling are in acceptable condition.



## Living Area

### General Comments

#### INFORMATIONAL

- I recommend the installation of carbon monoxide, smoke detectors and fire extinguishers at all appropriate locations. Periodic review for operation would be prudent. For mold testing I recommend contacting a Industrial hygienist or mold remediation professional. The condition of appliances, intercoms, sprinkler systems or smoke and burglar alarms are not judged by this report or inspection. These equipments should be tested and serviced by a factory trained technician familiar with design capability and standard performance.

### Doors

#### INFORMATIONAL

- The interior doors are functional.

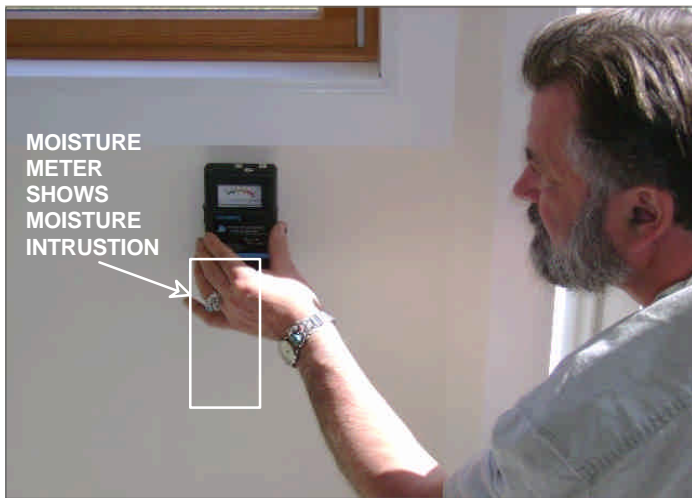
### Dual-Glazed Windows

#### INFORMATIONAL

- The window is functional.

#### **DEFECT REQUIRES SERVICE or REPAIRS**

- Moisture was noted below the dining room window. Defect requires attention.



## Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## Master Bedroom

### General Comments

#### INFORMATIONAL

- The bedroom was evaluated and found in satisfactory condition.

### Closets

#### INFORMATIONAL

- The closet is in acceptable condition.

## Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans. Because of the possibility of water damage.

### Main bathroom

#### Flooring

##### INFORMATIONAL

- The floor has no significant defects.

#### Walls & Ceiling

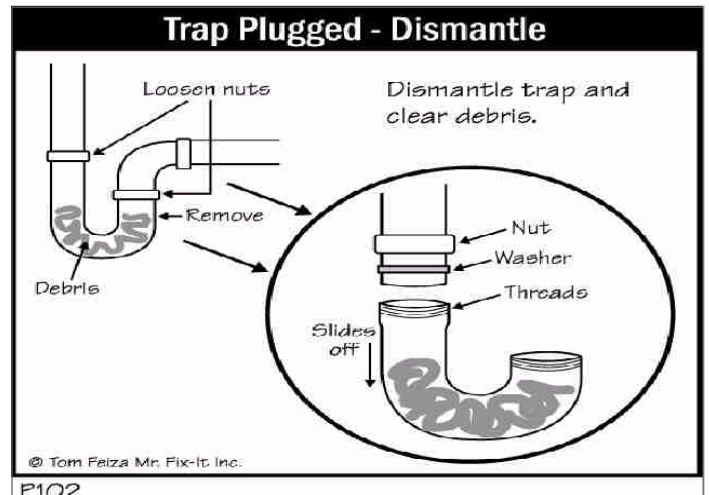
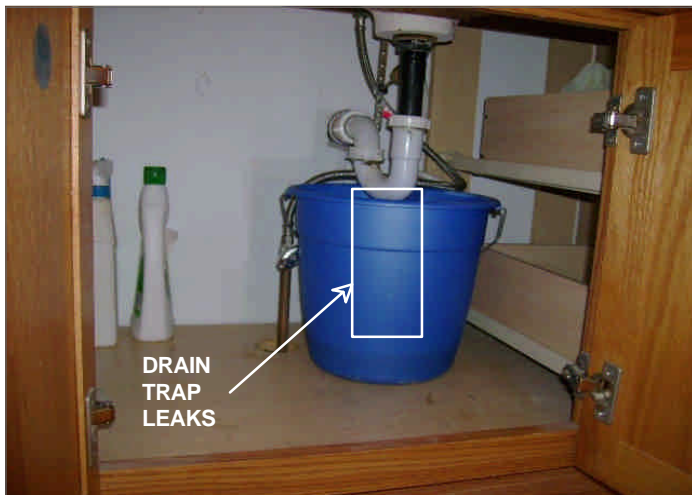
##### INFORMATIONAL

- The walls and ceiling are in acceptable condition.

#### Drain

##### **DEFECT REQUIRES SERVICE or REPAIRS**

- The vanity drain trap has leakage. Defect requires attention



## Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open oven door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting.

## Kitchen

### Cabinets

#### INFORMATIONAL

- The kitchen cabinets are probably the same age as the residence so it will obviously not be as efficient as a newer model and should not be expected to last indefinitely.

### Faucet

#### INFORMATIONAL

- The sink faucet is functional.

## Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

## Primary Hallway

### General Comments

#### INFORMATIONAL

- We have evaluated the hallway and found it is acceptable condition.

## Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

## Main Stairs

### General Comments

#### INFORMATIONAL

- We have evaluated the staircase and found it in acceptable condition.



## Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Primary Attic

#### General Comments

##### INFORMATIONAL

- The attic was accessed through a ceiling shuttle hole.

#### Fiberglass Insulation

##### INFORMATIONAL

- The attic fiberglass insulation was approx. 10+ inches thick. The top floor ceilings (attic floor) is a key area of house heat loose.

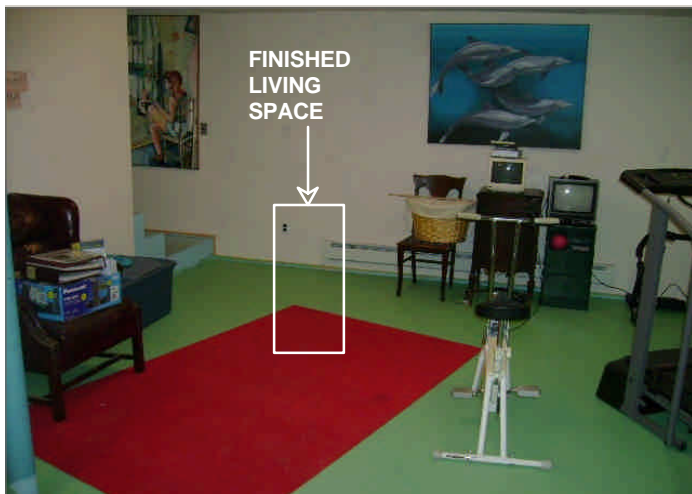
## Basement

### Basement

#### General Comment

##### INFORMATIONAL

- The basement poured concrete foundation and concrete floor show slight signs of moisture and mold. This moisture has not contributed to any deterioration of the 1st. floor structural members. For mold testing I recommend contracting a Industrial hygienist or mold remediation professional. The waste disposal system is under ground and covered with soil. Therefore, it can not be fully inspected. The type of system if any is unknown.



- Due to being a finished living space the visual inspection had limitations

## Not Tested

### At the time of the inspection

#### Disclaimer

##### INFORMATIONAL

- This WOOD DESTROYING INSECT inspection is indicative of the conditions of the subject structure on the date of the inspection only and it is not to be considered as an express or implied warranty or guarantee against concealed or future infestation or defect.
- As per your request at the time of the inspection. RADON TESTING WAS NOT DONE.
- As per your request at the time of the inspection. MOLD TESTING WAS NOT DONE.
- As per your request at the time of the inspection. LEAD TESTING WAS NOT DONE.
- As per your request at the time of the inspection. ASBESTOS TESTING WAS NOT DONE.
- At the time of the inspection a copy of the SELLERS DISCLOSURE STATEMENT was NOT received for review.
- 
- As per our conversation the house GENERATOR, relay box and adjoining wiring was not part of this home inspection. I recommend you acquire any existing paper work, guarantees or warranties associated with the installation company.
- As per our conversation the house WATER FILTER SYSTEM was not part of this inspection. I recommend you acquire any existing paper work, guarantee or warranty associated with the installation company.
- As per our conversation IRRIGATION & SPRINKLER SYSTEMS were NOT part of this inspection. I recommend acquiring any relevant documentation, warranty or guarantee should be acquired from the installation company.
- As per our conversation any existing FIRE SUPPRESSION SYSTEM was NOT part of this home inspection. I recommend you acquire any relevant documentation, warranty or guarantee from the installation company.

## Average

### Approximate Life-Spans

#### Electrical and Mechanical systems

##### INFORMATIONAL

- The average life span of a WATER HEATER is approx. 8-10+ years.
- The average life span of a WELL WATER SYSTEM is approx. 8-10+ years. This includes pressure or storage tank, pressure gauge, pressure switch, well pump and associated components and equipment.
- The average life span for a CAST IRON BOILER is approx. 30-45+ years old.
- 
- The average life span for an above ground FUEL OIL TANK located in an enclosure is approx. 18-20+ years. Any fuel oil tank over 20+ years old or with top feeding fuel lines are likely to have sludge build up along the interior tank base. When fuel amounts are low or the heating system is operating during fueling. (fuel delivery) Sludge has the potential of clogging the fuel system. Diminishing the heating systems efficiency. Fuel oil tanks should be part of the yearly servicing (inspection) of a house heating system.

## SCOPE OF WORK

You have contracted with Above Board Home Inspections Inc. to perform a generalist inspection in accordance with the standards of practice established by New York State and ASHI, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon in water, methane, formaldehyde, and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of

paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

This inspection is not intended to be a GUARANTEE or WARRANTY, EXPRESS or IMPLIED regarding the conditions of the property, Items and systems inspected and should not be relied on as such. The inspector shall not be responsible or liable for any repairs or replacements with regard to this property, components or the contents therein. Above Board Home Inspections Inc. is neither a guarantor or insurer.

ENVIRONMENTAL HAZARDS including asbestos, lead paint/pipes/ solder, radon, urea formaldehyde, toxic waste, polluted water, any and all contaminants-pollutants and hazardous materials is not part of this survey/inspection. Consult with testing labs for each testing. The presence or condition of underground fuel oil tanks can not be verified.

AUXILIARY SYSTEMS such as alarm, solar, water softeners, private sewer, security, sprinkler, elevator, intercom, central vacuum, swimming pools, space heaters, air-conditioning appliances, such as washing machines, dryers, dishwashers, refrigerators, window air conditioners, fire and safety equipment, whirlpools or any system not considered part of the major building systems are not part of this inspection process. Unless this company was contracted to do specifically and separate fees are paid.

This is not a CODE ENFORCEMENT inspection, and is only based on the inspectors opinions. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

The condition of the premises may change after the date of the inspection due to many factors, such as weather, fire, moisture leaks, action taken by the homeowner, or the passage of time. This report is based on the observation of the condition that exist at the time of the inspection only.

ROOF: The roof may have been inspected from grade level in order to avoid damage to the roofing materials and or risk to the inspector. Which mat result if the inspector walks appon the roof.

CRACKS / BULGES IN WALLS : Our report is limited to a description of the condition of walls / ceilings observed during the inspection. Often the critical question in evaluating the significance of a bulge or crack in a wall or ceiling is weather the condition has existed for a considerable time without significant change, or weather movement is still occurring. It is impossible to determine this in a single inspection. In many cases it is desirable to monitor the crack or bulge over a period of time (at least one year) to determine whether or not the condition is stable. If movement is detected, the advice of a professional engineer should be sought.

ESTIMATE OF REMAINING FUNCTIONAL UTILITY: The report may contain estimates of age and normal working life of some parts of the building and equipment. Predictions of the life expectancy and the possible remaining life are necessarily bases on the statistical comparisons. Actual conditions may alter remaining life of any item. In particular, the previous use or misuse of an item, regularity of service, faulty manufacture, poor quality or other unfavorable conditions make it impossible to state precisely when each item will require replacement. Estimates of the remaining life are just that - estimated - they do not mean that a particular unit or system will last exactly that long or will fail that quickly.

This inspection and report does not cover SWIMMING POOLS, HOT TUBS and associated equipment expect for a superficial check of the visual structure, components and equipment. Above ground pools are not inspected. I recommend having swimming pool inspected by a professional pool company.

No determination or evaluation of the chemical and mineral composition of any of the building and finished materials is implied in this report. I recommend that any suspicious materials be submitted to a chemical laboratory for analysis.

The report for basic well WATER POTABILITY if requested includes a bacteriological analysis. The testing is done in accordance with the state standard and the results given are for coliform bacteria. The purchaser should be aware that other toxins which are not normally tested for could be present in the water.

An operational DYE TEST OF THE SEPTIC SYSTEM is an external evaluation of the septic systems ability to dispose of waste water from the house in a sanitary manner. This report does not include the condition of the septic systems. It does not include any excavation nor evaluation of the internal condition of the system. ABSOLUTELY NO WARRANTY is implied or expressed to the purchaser or others by the inspector.

Any repair or replacement cost estimated included in this report are price approximations only. Other opinions and prices should be sought from specialists in the representative field when making decisions about large complex repairs.

If a contractor was referred to you by this company. Selection was based on favorable experience or reputation. This company is not responsible in any way for the contractors performance.

Narrative Color Legend: - Normal Text   v Red Text  
                                  mGreen Text   q Blue Text



## CERTIFICATIONS AND AFFILIATIONS



HOME INSPECTOR

DANIEL D YORK - ABOVE BOARD HOME INSPECTIONS INC.

ASHI MEMBER # 203-833

NYSBOC Asst. MEMBER TRI-COUNTY CHAPTER

NYS. BUILDERS Lic. # 9212HI

MEMBER of HUDSON VALLEY ASHI

NYS. WOOD DESTROYING INSECT INSPECTOR Reg. # C3-848673

OVER 25+ YEARS EXPERIENCE IN HOME CONSTRUCTION

NYS LICENSED HOME INSPECTOR. # 16000007403

## REPORT CONCLUSION

SAMPLE ADDRESS, CITY, STATE

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

The heating system heat exchanger is NOT part of this inspection. To do a through inspection of the heat exchanger partial disassembly of the heating system is required. The heat exchanger should be examined by a professional heating mechanic.

I recommend that all chimney and fireplace be cleaned and reviewed. The water heater be serviced. All solid fuel heating systems be reviewed for clearances to combustibles at all abutting walls, floors and ceilings. As part of regular maintenance of a newly purchased home.

Electric baseboard heat should be reviewed for clearances to combustible material. I recommend contacting the local building authorities for current town regulations.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.



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