



Your Inspection Report

123 Sample Avenue
Rochester, NY



PREPARED FOR:
JOHN SMITH

INSPECTION DATE:
Saturday, November 17, 2007

PREPARED BY:
George Cline NYS Lic. No. 16000006848



HomePro Inspections
1170 Ridge Road, Suite 156
Webster, NY 14580

585-872-2430
Fax: 1-866-470-7704
www.rochesterhomepro.com
office@RochesterHomePro.com



August 10, 2009

Dear John Smith,

RE: Report No. 1003, v.7
123 Sample Avenue
Rochester, NY
14618

Thank you for choosing HomePro Inspections to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Please visit our website at your convenience www.RochesterHomePro.com and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.

Sincerely,

George Cline NYS Lic. No. 16000006848
on behalf of
HomePro Inspections

HomePro Inspections
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Webster, NY 14580
585-872-2430
Fax: 1-866-470-7704



INVOICE

August 10, 2009

Client: John Smith

Report No. 1003, v.7

For inspection at:

123 Sample Avenue

Rochester, NY

14618

on: Saturday, November 17, 2007

HI - GMC

\$345.00

Radon - GMC

\$175.00

Total

\$520.00

PAID IN FULL - THANK YOU!

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Note: For the purpose of this report the building is considered to be facing **East**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Roofing

Sloped roofing \ Asphalt shingles

Condition: • [Near end of life expectancy](#)

Location: Throughout

Task: Replace

Time: Less than 2 years

Cost: Major

Exterior

Walls \ Soffits and fascia

Condition: • [Vents missing, ineffective](#)

Location: Throughout Attic

Task: Improve

Time: Immediate

Cost: Major

Landscaping \ Walk and driveway

Condition: • [Cracked or damaged surfaces](#)

Location: Throughout

Task: Replace

Time: Immediate

Cost: Major

Note: Driveway is in poor condition.

Structure

Roof framing \ Sheathing

Condition: • [Mold](#)

Location: Throughout Attic

Task: Further evaluation

Time: Immediate

Cost: Major

Note: What is thought to be mold has blackened the plywood sheathing

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for

THE BOTTOM LINE

Report No. 1003, v.7

123 Sample Avenue, Rochester, NY November 17, 2007

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

MORE INFO

REFERENCE

improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists. Be sure to check with reputable contractors prior to closing where further evaluation has been recommended.

You must maintain your property; budget 1-3% of the purchase price for routine annual maintenance. For accurate repair or replacement costs, it is always best to check with a number of reputable contractors prior to closing.

If you need further assistance, please call us.

ROOFING

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Description

- General:** • Number of roofing layers: 1
- General:** • Approximate roof age: 20+/- years
- General:** • Roof Replacement Probability Within 5 Years: High
- General:** • Roof Maintenance Budget: \$300 - \$400 per year
- General:** • Previous flashing repairs
- Sloped:** • [Asphalt](#)
- Probability of leakage:** • Medium

Limitations

- Inspection performed:** • By walking on roof

Recommendations

- Sloped roofing \ Asphalt shingles**
- Condition:** • [Near end of life expectancy](#)
- Location:** Throughout
- Task:** Replace
- Time:** Less than 2 years
- Cost:** Major



ROOFING

123 Sample Avenue, Rochester, NY November 17, 2007

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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Condition: • [Damage](#)

Sloped roof flashings \ Flashings

Condition: • Inspect during annual tune-up.

Task: Monitor

Time: Ongoing

Cost: Regular maintenance item

EXTERIOR

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Description

- Gutter & downspout material:** • [Aluminum](#)
- Gutter & downspout type:** • [Eave mounted](#)
- Gutter & downspout discharge:** • [Below grade](#)
- Lot slope:** • [Away from house](#) • [Flat](#)
- Wall surfaces :** • [Vinyl siding](#)
- Driveway:** • Asphalt
- Walkway:** • Pavers
- Exterior steps:** • Pavers • Stone
- Deck:** • Raised • Wood • Composite • Railings
- Patio:** • Stamped concrete

Limitations

- Inspection limited/prevented by:** • Car/storage in garage
- No or limited access to:** • Chimney crown (top)
- Upper floors inspected from:** • Ground level

Recommendations

Roof drainage \ Gutters

- Condition:** • [Leak](#)
- Location:** West Exterior
- Task:** Repair
- Time:** Immediate
- Cost:** Minor

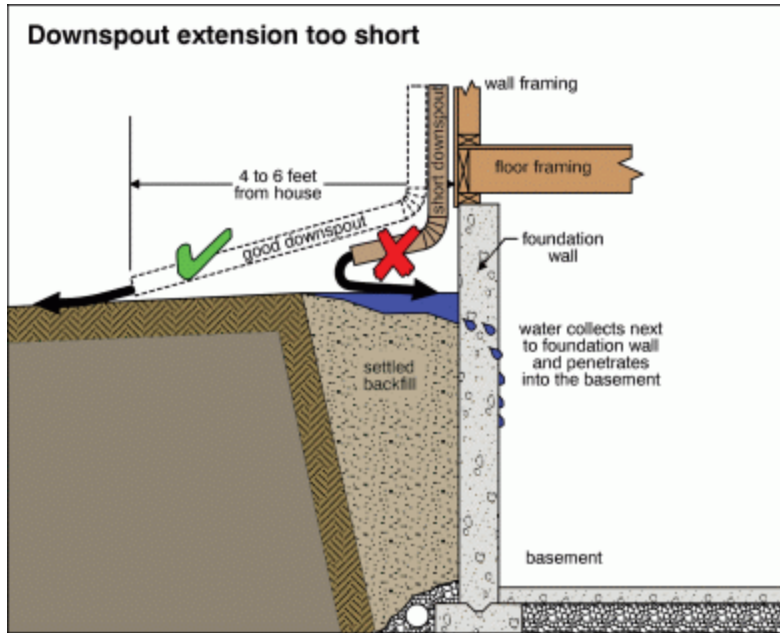
Roof drainage \ Downspouts

- Condition:** • [Downspouts end too close to building](#)
- Location:** Various Yard
- Task:** Improve
- Time:** Immediate
- Cost:** Minor

EXTERIOR

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THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							



[Click on image to enlarge.](#)

Walls \ Soffits and fascia

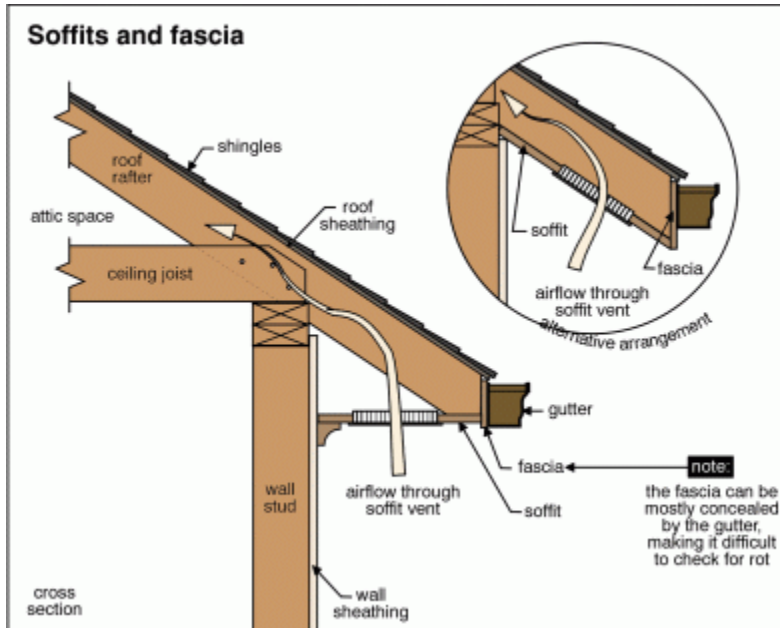
Condition: • [Vents missing, ineffective](#)

Location: Throughout Attic

Task: Improve

Time: Immediate

Cost: Major



[Click on image to enlarge.](#)

EXTERIOR

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Walls \ Vinyl siding

Condition: • [Mechanical damage](#)

Location: North Exterior Garage

Task: Repair

Time: Immediate

Cost: Minor

Landscaping \ Lot grading

Condition: • [Improper slope](#)

Location: North Yard

Task: Improve

Time: Immediate

Cost: Minor

Landscaping \ Walk and driveway

Condition: • [Cracked or damaged surfaces](#)

Location: Throughout

Task: Replace

Time: Immediate

Cost: Major

Note: Driveway is in poor condition.



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Description

- Configuration:** • [Basement](#) • [Crawl space](#)
- Foundation material:** • [Masonry block](#)
- Floor construction:** • [Joists](#) • Steel columns • Steel beams
- Exterior wall construction:** • [Wood frame, brick veneer](#)
- Roof and ceiling framing:** • [Rafters/roof joists](#) • Plywood sheathing

Limitations

- Inspection limited/prevented by:** • Wall Insulation • Band Joist Insulation • Finished off walls
- Inspection limited/prevented by:** • Carpet/furnishings
- Attic/roof space:** • Inspected from access hatch
- Crawl space:** • Inspected from access hatch
- Percent of foundation not visible:** • 90 %

Recommendations

- Roof framing \ Sheathing**
- Condition:** • [Mold](#)
- Location:** Throughout Attic
- Task:** Further evaluation
- Time:** Immediate
- Cost:** Major
- Note:** What is thought to be mold has blackened the plywood sheathing



ELECTRICAL

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THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

- Service entrance cable and location:** • [Underground aluminum](#)
- Service size:** • [150 Amps \(240 Volts\)](#)
- Main disconnect/service box rating:** • [150 Amps](#)
- Main disconnect/service box type and location:** • [Breakers - basement](#)
- System grounding material and type:** • [Copper - water pipe](#) • [Copper - ground rods](#)
- Distribution panel rating:** • [150 Amps](#)
- Distribution panel type and location:** • No expansion room • Panel unlabeled
- Distribution panel type and location:** • [Breakers - basement](#)
- Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Aluminum to major appliances](#)
- Type and number of outlets:** • [Grounded - typical](#)
- Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCI - pool
- Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - garage](#) • [GFCI - kitchen](#)
- Smoke detectors:** • [Present](#)

Recommendations

- Distribution system \ Outlets**
- Condition:** • [Reversed polarity](#)
- Location:** North Basement Furnace room
- Task:** Repair
- Time:** Immediate
- Cost:** Minor

HEATING

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Description

General: • Combustion air supply: house

Fuel: • [Gas](#)

System type: • [Furnace](#) • [Fireplace](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [4 years](#)

Failure probability: • [Low](#)

Main fuel shut off at: • Meter

Supply temperature: • 140°

Return temperature: • 70°

Temperature difference: • 70°

Fireplace: • [Gas fireplace](#)

Limitations

Safety devices: • Not tested as part of a home inspection

Heat loss calculations: • Not done as part of a home inspection

Heat exchanger: • Not visible • Not accessible

Recommendations

Gas furnace \ Thermostat

Condition: • [Loose](#)

Location: Kitchen

Task: Repair

Time: Immediate

Cost: Minor

Gas furnace \ Mechanical air filter

Condition: • [Dirty](#)

Location: Furnace room

Task: Replace

Time: Immediate

Cost: Minor

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)
Cooling capacity: • [36,000 BTU/hr](#)
Compressor approximate age: • 2 years
Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

INSULATION AND VENTILATION

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Description

- Attic/roof insulation material:** • [Cellulose](#)
- Attic/roof insulation amount:** • R-38
- Attic/roof ventilation:** • [Roof vent](#) • [Soffit vent](#) • [Ridge vent](#)
- Wall insulation material:** • Not visible
- Wall insulation amount:** • Not determined
- Foundation wall insulation material:** • [Glass fiber](#) • [Plastic/foam board](#)
- Foundation wall insulation amount:** • [R-4](#)
- Crawlspace ventilation:** • [Into basement](#)

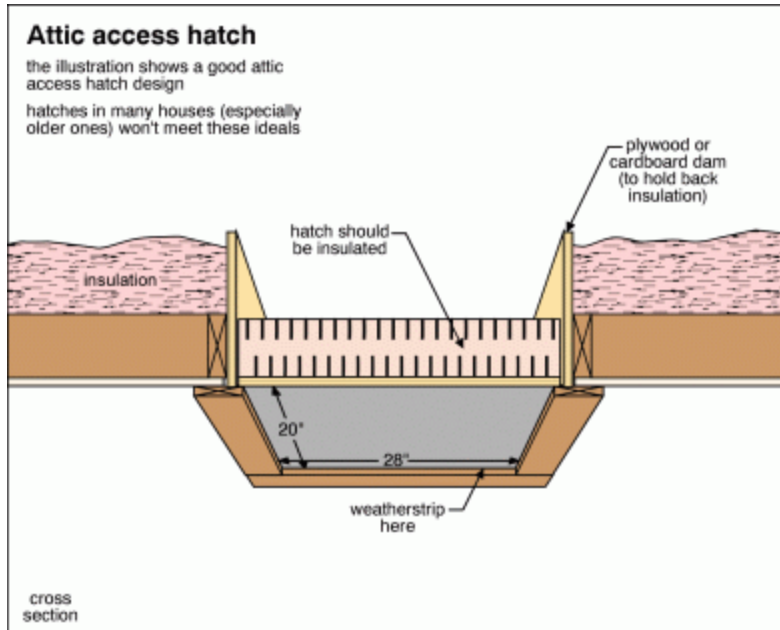
Limitations

- Inspection prevented by no access to:** • Wall space
- Attic inspection performed:** • From access hatch
- Roof space inspection performed:** • From access hatch
- Crawl space inspection performed:** • By entering space, but access was limited
- Roof ventilation system performance:** • Restrictive attic ventilation. Improvements are recommended.
- Air/vapor barrier system:** • Continuity not verified

Recommendations

- Attic/roof \ Hatch**
- Condition:** • [Not insulated and not weatherstripped](#)
- Location:** Attic
- Task:** Improve
- Time:** Immediate
- Cost:** Minor

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[Click on image to enlarge.](#)

Description

Water supply source: • Public

Service piping into house: • [Copper](#)

Supply piping in house: • [Copper](#)

Main shut off valve at the: • Front of the basement

Water flow (pressure): • [Functional](#) • [Typical for neighborhood](#)

Water heater fuel: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 2 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste piping in house: • [Plastic](#)

Limitations

Inspection limited/prevented by: • Finished off basement

Fixtures not tested/not in service: • Exterior hose bibbs shut off for winter

Items excluded from a home inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Pool

Recommendations

General

• Unexpected minor expenses for this property may approximate: \$200 - \$300.

Supply plumbing \ Shut off valve

Condition: • [Leak](#)

Location: Front of Basement

Task: Repair

Time: Immediate

Cost: Minor

Note: main water shut-off valve

INTERIOR

123 Sample Avenue, Rochester, NY November 17, 2007

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • Carbon Monoxide Monitor Present - bedroom

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

Major wall and ceiling finishes: • Suspended tile

Major wall and ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

Windows: • [Single/double hung](#) • [Casement](#) • [Awning](#) • [Skylight](#) • Wood • Vinyl-clad wood

Glazing: • [Single](#) • [Double](#) • [Primary plus storm](#)

Exterior doors: • [Metal](#) • [Sliding glass](#) • Garage - metal

Evidence of basement leakage: • Present • Efflorescence • Stains • Sump full • Dehumidifier in basement

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Door bell

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets/cupboards

Restricted access to: • Crawlspace • Furnace room • Garage • Cupboards and cabinets

Not included as part of a home inspection: • Cosmetic issues • Perimeter drainage tile around foundation, if any

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested

Percent of foundation not visible: • 90 %

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak • Storage in crawlspace limited inspection

Recommendations

Ceilings \ General

Condition: • Stains

Location: Various First floor Kitchen

Time: Discretionary

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Basement \ Leakage

Condition: • [Leakage - Read these articles before undertaking any action](#)

Condition: • [Leakage - See EXTERIOR section for relevant recommendations](#)

Basement \ Wet basement - evidence

Condition: • [Stains](#)

Location: Various Basement

Task: Improve

Time: Immediate

Cost: Minor

Basement \ Wet basements - vulnerability

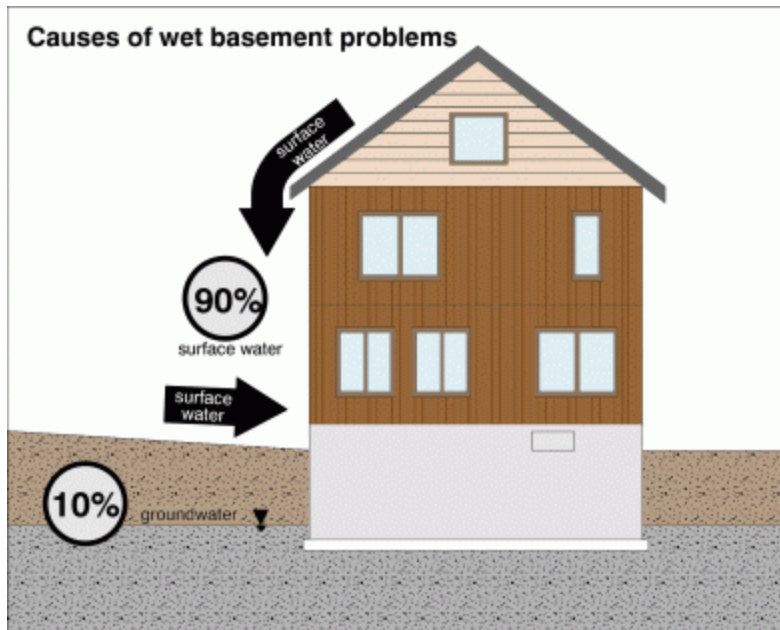
Condition: • [Poor grading](#)

Location: Various Yard

Task: Improve

Time: Immediate

Cost: Minor



SITE INFO

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Description

General: • Charges paid in full with check

General: • Client Attention: Complete

Weather: • Sunny

Approximate temperature: • 38°

Attendees: • Buyer • Buyer's Agent

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection start and end time: • The inspection started at 9:00 a.m. • The inspection ended at 11:30 a.m.

Approximate age of home: • 20 years

MORE INFO

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THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	MORE INFO	REFERENCE							

Description

General: • The following documents provide additional information on a range of topics. Please read the descriptions below to see which links may be of interest to you.

General: • [Home Repair Guide](#)

General: • [Life Cycles and Costs. Ballpark estimates based on a typical three-bedroom home.](#)

General: • [Priority items for home buyers - A list of things you should do when moving into your new home and a few regular maintenance items.](#)

General: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#)

General: • [Supplementary information - this section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mold.](#)

General: • [Standards of Practice: This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

General: • [When Things Go Wrong: Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

END OF REPORT

[THE BOTTOM](#)[ROOFING](#)[EXTERIOR](#)[STRUCTURE](#)[ELECTRICAL](#)[HEATING](#)[COOLING](#)[INSULATION](#)[PLUMBING](#)[INTERIOR](#)[SITE INFO](#)[MORE INFO](#)[REFERENCE](#)

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)