

## Client

**HIN™:** 123085788

**Email:**

**Inspection Date:** 08-14-2014



## Inspector

Palladino Home Inspection, LLC

Joseph Palladino

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Welcome and thank you for choosing Palladino Home Inspection, LLC. Experience and integrity at work for your piece of mind.

This report was performed by NACHI certified Home Inspector, Joseph M. Palladino Sr., and was conducted under the highest standards in this profession and in compliance with the standards of practice set forth by the National Association of Certified Home Inspectors.

This report identifies the defects the inspector observed that were deemed material to the home inspection. Also, this report may offer comments as a courtesy to the client, regarding some of the maintenance needs of the home and some of the average life expectancies of certain components.

Please be aware of important information and warnings within this report. This will help in preventing failure of equipment and/or damage to the home. This may contain certain safety concerns regarding this home and property.

This report is designed to be as thorough as possible while being clear and concise. If you have any questions please call us at (518)598-9789.

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## Report Summary

### Electrical System



08/14/2014 At the time of the inspection it was noted that there was water in the main panel. This is a safety hazard, as well as a potential repair greater than \$1500. It is recommended that a certified electrician be contacted to evaluate and repair as needed.

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### Attic



08/14/2014 At the time of the inspection it was noted that there were one or more areas of the roofs decking that was covered partially with a "black" "mold like" substance. We do not inspect for mold. It is recommended that a qualified mold specialist be contacted to investigate further, and treat and repair as necessary.

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### Basement



08/14/2014 At the time of the inspection it was noted that there was some biological growth like substance on one or more rafters. This could lead to health hazards if left in its current state. It is recommended that a qualified mold/mildew inspector be contacted to advise further.

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### Domestic Water Heater



08/14/2014 Temperature-pressure relief valve is missing. Recommend having a licensed plumber install a temperature-pressure relief valve and drain line extending to within 6" from the floor, or routed so as to drain outside.

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### Electrical System



08/14/2014 Extensive rust noted in Electric Service Panel. This can be hazardous. Recommend a licensed electrician repair or replace as necessary.

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### Exterior Walls



08/14/2014 There was no hand rail present on the steps entering the house. This is a safety concern. Recommend contacting a general contractor to evaluate.

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### General Interior



08/14/2014 One or more open ground outlets. Recommend having a licensed electrician either replace these outlets with 2-pronged outlets, or establish a proper ground wire. NOTE: no pictures as this was previously addressed in the "electrical" section of this report.

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### Kitchen



08/14/2014 No ground fault circuit interrupter (GFCI) devices (outlets or circuit breakers) are visible for the kitchen. GFCI devices help prevent electric shocks in areas that may have water present. Recommend having a qualified, licensed electrician install GFCI protection for outlets, over counter tops and around sinks.

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## Laundry



08/14/2014 Drain pipe for the washer and electrical outlet were in close proximity. Possibility of a fire if overflow from the drain pipe. Also, the electrical outlet for the wash machine was not GFI, and needs to be if in close proximity to water. Recommend a qualified contractor and/or electrician repair as necessary.

## Attic



08/14/2014 It was noted at the time of the inspection that there was improper insulation/venting found in the Attic. This could lead to potential moisture build-up, which can then turn into mold if not properly vented. It is recommended that a qualified general contractor be contacted to repair as needed.

## Basement



08/14/2014 Some beginning signs of moisture on foundation walls. Recommend gutters be installed on house to keep water away from foundation.

## Detached Garage



08/14/2014 At the time of the inspection it was noted that there was damaged trim. This could lead to water infiltration or pests. It is recommended that a qualified contractor be contacted to repair as needed.



08/14/2014 Recommend installing gutters, downspouts and extensions such as splash blocks or a drain line to carry rain water away from the garage.



08/14/2014 At the time of the inspection it was noted that there was one or more lifted shingles. This may lead to water infiltration and damage the decking underneath. It is recommended that a qualified contractor be contacted to repair as needed.

## Domestic Water Heater



08/14/2014 Hot water heater appears to be older than 10 years and is older than its estimated useful life. This hot water heater may need replacing at any time.

## Electrical System



08/14/2014 Multiple outlets in house had open grounds. Three prong outlets that are ungrounded could be used with equipment that requires a ground to run properly such as computers and televisions. This could destroy such devices. Recommend a qualified contractor evaluate system and make recommendations for repair.

## Exterior Grounds



08/14/2014 It was noted at the time of the inspection that one or more of the decks support columns was supported properly. This could compromise the stability of the deck if not addressed properly. It is recommended that a general contractor be contacted to repair as needed.

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08/14/2014 Noted cracks in foundation. This can allow water infiltration which will lead to further damage. Recommend qualified contractor to fix and repair as necessary.

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08/15/2014 At the time of the inspection, it was noted that there was a gap/space between the ground and the foundation. This could lead to water infiltration. It is recommended that this gap is filled (either by yourself or a qualified contractor) to prevent any deterioration of the foundation.

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## Exterior Walls



08/14/2014 Meter caulking is insufficient and needs to be recaulked. Moisture penetration is possible. Recommend a qualified contractor repair as necessary.

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08/14/2014 It was noted at the time of the inspection that one or more screens have been damaged. It is recommended that a qualified contractor be contacted to repair as needed.

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08/14/2014 At the time of the inspection it was noted that the high efficiency piping appeared to be installed in manor that is not standard business practice. It is recommended that a qualified contractor be contacted to repair as needed. NOTE: The inlet should be facing down. In the picture shown the inlet and the exhaust are both facing outward.

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## Main Bathroom



08/14/2014 Noted missing caulk in bathtub area. This will allow water penetration to effect sub flooring and may damage wood. Recommend a qualified contractor repair or replace as necessary.

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## Plumbing System



08/14/2014 It was noted at the time of the inspection that the sanitation vent was improperly terminated to vent into the attic. This is a non standard building practice, and could lead to mold/mildew issues in the attic. NOTE: There are more pictures related to the possible effects of this vent being improperly terminated in the attic in the "Attic" section of this report.

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## Roof & Ventilation



08/14/2014 One or more gutters are missing. Recommend installing gutters, downspouts and extensions such as splashblocks or a drain line to carry rain water away from the house

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## Plumbing System



08/15/2014 At the time of the inspection it was noted that the plumbing system had no trap. It is recommended that you contact a qualified plumber to evaluate the system with its current design to determine if it is adequate.

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# Full Report

## General Information

<b>Overview:</b> Quiet residential neighborhood	<b>Type of house:</b> 1 family house
<b>Inspector:</b> Joseph M. Palladino Sr.	<b>Weather condition:</b> Clear
<b>NYS License Number:</b> 16000067254	<b>Temperature:</b> Warm
<b>End time:</b> 5:00 PM	<b>Ground Condition:</b> Dry
<b>Present at inspection:</b> Realtor	<b>Foundation:</b> Basement
<b>Present at inspection:</b> Buyer	<b>Excluded from inspection:</b> Septic System
<b>House is::</b> Occupied	<b>House Number:</b> On mail box
<b>Age of house:</b> 75 years old	<b>Start time:</b> 3:30 PM



08/14/2014 Numerous wall, floor and other surfaces were obscured by furniture and/or stored items, preventing a full evaluation of some areas.

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08/14/2014 Concerning mold in a home/building. While we will report any substance that appears to be mold, the only true way to determine if mold is present is to have a mold company/specialist inspect and test for mold. Palladino Home Inspection does not perform mold testing or mold inspection's. Any mention of mold in this report should be considered a recommendation to bring in a mold specialist to inspect and test for mold. If you have a specific concern regarding mold, consult a mold specialist for advice.

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08/14/2014 Recommendation: After moving into the house, I strongly recommend having the locks changed. Over the years, previous owners may have distributed the keys to family and friends. A new set of locks would insure privacy and security. If the house has remote garage door openers, I would recommend changing the code access also.

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08/14/2014 It is recommended that upon moving into your new home that you replace the Smoke Alarms and Carbon Monoxide detector(s).

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## Roof & Ventilation

**Chimney appears to be built:** None  
**Spark arrester/rain cap:** None  
**Roof Inspection Method:** From ground  
**Roof Type:** Gable  
**Roof covering:** Architectural Shingle  
**Roof approximate age:** Newer  
**Defects observed:** None  
**Roof penetrations:** Roof vents

**Gutter material:** None  
**Downspout material:** None  
**Gutter extensions:** Not noted  
**Roof ventilation:** Soffet vents  
**Roof ventilation:** Gable vents  
**Roof ventilation:** Ridge vent



08/14/2014 One or more gutters are missing. Recommend installing gutters, downspouts and extensions such as splashblocks or a drain line to carry rain water away from the house



No gutters

## Exterior Walls

**Wall structure:** Wood frame  
**Wall covering material:** Vinyl  
**Condition of wall::** Good  
**Trim:** Vinyl  
**Trim condition:** Good  
**Door material:** Metal  
**Windows:** Storms attached  
**Windows:** Screens attached

**Windows:** Vinyl windows  
**Main entry porch:** Concrete  
**Porch steps down:** Three or more  
**Porch steps down:** No hand rail  
**Porch roof:** Yes  
**Porch roof:** Good condition  
**Electrical service type:** Overhead  
**Overhead wires threatened:** No

**Service size:** 200 Amp  
**Drip loop present:** Yes  
**Meter amperage:** 200 Amp  
**Voltage:** 3 phase 120/240 volts  
**Meter caulking intact:** Above  
**High Efficiency Piping:** 3 Ft. above grade



08/14/2014 There was no hand rail present on the steps entering the house. This is a safety concern. Recommend contacting a general contractor to evaluate.



No handrail



08/14/2014 Meter caulking is insufficient and needs to be recaulked. Moisture penetration is possible. Recommend a qualified contractor repair as necessary.



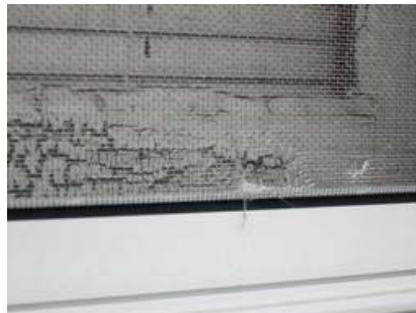
Cracked caulking Above meter



Missing Caulk below meter



08/14/2014 It was noted at the time of the inspection that one or more screens have been damaged. It is recommended that a qualified contractor be contacted to repair as needed.



Holes in screen



08/14/2014 At the time of the inspection it was noted that the high efficiency piping appeared to be installed in manor that is not standard business practice. It is recommended that a qualified contractor be contacted to repair as needed. NOTE: The inlet should be facing down. In the picture shown the inlet and the exhaust are both facing outward.



Side view



Incorrect inlet

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## Exterior Grounds

**Exterior of foundation walls:** Block  
**Exterior foundation exposure:** 2 Foot  
**Exterior foundation observed?:** Small cracks  
**Window wells:** none noted  
**Grading within 6 foot of house:** About level  
**Grading beyond 6 foot of house:** About level  
**Driveway:** Asphalt  
**Driveway condition:** Good

**Visibility under deck:** 2 foot and clear  
**Support columns under deck:** Wood  
**Support column condition:** Good  
**Support column condition:** Loose  
**Guardrail condition:** Good  
**Handrail condition:** Good

**Walkway to front entry:** Concrete  
**Walkway condition:** Good  
**Trees & shrubs too close to house:** In the front of the house  
**Fence material:** Metal  
**Fence condition:** Felt secure  
**Deck location:** In the rear of the house  
**Deck material:** Wood  
**Deck steps to grade:** Three or more



08/14/2014

It was noted at the time of the inspection that one or more of the decks support columns was supported properly. This could compromise the stability of the deck if not addressed properly. It is recommended that a general contractor be contacted to repair as needed.



Gap between column support and ground



08/14/2014

Noted cracks in foundation. This can allow water infiltration which will lead to further damage. Recommend qualified contractor to fix and repair as necessary.



Small crack



Front entrance



08/15/2014

At the time of the inspection, it was noted that there was a gap/space between the ground and the foundation. This could lead to water infiltration. It is recommended that this gap is filled (either by yourself or a qualified contractor) to prevent any deterioration of the foundation.



Gap along foundation



08/14/2014

Shrubs are in contact with siding. Recommend pruning or moving shrubs so there's at least a one foot gap between shrubs and siding.



## Detached Garage

**Windows made of:** None  
**Roof inspection method:** From ground  
**Roof type:** Shed  
**Roof type:** Gable  
**Roof covering:** Composition asphalt shingle  
**Gutter material:** None  
**Downspout material:** None  
**Wall structure:** Wood frame

**Floor condition:** Good  
**Interior wall covering:** Paneling  
**Sub panel:** Yes

**Exterior wall covering:** Vinyl siding  
**Automobile door material:** Aluminum  
**Auto door type:** Overhead  
**Number of bays:** One  
**Overhead doors condition:** Acceptable  
**Number of electric door openers:** none  
**Interior visibility limited by:** Stored items  
**Floor:** Concrete slab



08/14/2014 At the time of the inspection it was noted that there was damaged trim. This could lead to water infiltration or pests. It is recommended that a qualified contractor be contacted to repair as needed.



Gap in trim



Damaged trim



08/14/2014 Recommend installing gutters, downspouts and extensions such as splash blocks or a drain line to carry rain water away from the garage.



No gutters



08/14/2014 At the time of the inspection it was noted that there was one or more lifted shingles. This may lead to water infiltration and damage the decking underneath. It is recommended that a qualified contractor be contacted to repair as needed.



Lifted shingles



08/14/2014 At the time of this inspection, the rear door to the garage had no lock and was closed using a heavy object. This could lead to theft, or possibly pest intrusion. It is recommended that a lock be installed.



No lock on rear door

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## Basement

**Basement access:** Stairs from interior  
**Foundation walls:** Exposed to view  
**Ceiling framing:** Exposed to view  
**Foundation walls made of:** Concrete block  
**Basement floor:** Poured concrete slab  
**Water stains observed on:** Walls  
**General area dampness:** None noted  
**Ventilation:** Windows

**Chimney in basement:** None noted

**Pier/support post material:** Steel  
**Support column condition:** Appears intact  
**Floor drainage:** None noted  
**Sump pump:** None noted  
**Floor structure above:** Wood joists  
**Insulation material:** Fiberglass roll located above sill plate  
**Beam material:** Solid wood  
**Windows:** Steel



08/14/2014 At the time of the inspection it was noted that there was some biological growth like substance on one or more rafters. This could lead to health hazards if left in its current state. It is recommended that a qualified mold/mildew inspector be contacted to advise further.



White substance on floor joist(s)



08/14/2014 Some beginning signs of moisture on foundation walls. Recommend gutters be installed on house to keep water away from foundation.



Water stain/trail



Water stain

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## Plumbing System

**Water service type:** Public  
**Main entry pipe:** Galvanized  
**Location of main water meter:** None noted  
**Location of main water shut-off:** Basement  
**Interior supply pipes:** Copper  
**Interior supply pipes:** Galvanized  
**With multiple fixtures running:** Acceptable decrease in flow  
**Waste system pipes:** Plastic

**Main waste line cleanouts:** Noted  
**Vent pipe observed:** On roof  
**House trap:** Not noted  
**Vent pipe observed:** Vented into attic



08/14/2014 It was noted at the time of the inspection that the sanitation vent was improperly terminated to vent into the attic. This is a non standard building practice, and could lead to mold/mildew issues in the attic. NOTE: There are more pictures related to the possible effects of this vent being improperly terminated in the attic in the "Attic" section of this report.



Improper sanitation vent



Sanitation vent that terminates in the attic



08/15/2014

At the time of the inspection it was noted that the plumbing system had no trap. It is recommended that you contact a qualified plumber to evaluate the system with its current design to determine if it is adequate.



No trap



No trap

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## Heating System

**Emergency shut off:** At the side of the unit  
**Brand name:** Rheem  
**Apparent age of unit:** Mid-life  
**Heating system type:** Forced hot air  
**Energy source:** Gas  
**Combustion air supply:** Exterior  
**Thermostat was turned on, the system:** Fired or gave heat  
**Flue pipes:** High Efficiency

**Distribution:** Ductwork in most rooms  
**System location:** Basement



08/14/2014

Recommend that this system be serviced every year in the future by a qualified heating and cooling technician.



Furnace

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## Domestic Water Heater

**Manufacturer:** Reliance  
**Type:** Tank  
**Energy source:** Electricity  
**Estimated age:** Older  
**Safety relief valve:** Was not noted  
**Safety extension:** Was not noted  
**Supply valve:** Was noted  
**Drain discharge to:** Floor

**Rust or corrosion:** None Noted  
**Tested hot water:** Hot water was received at faucet  
**Location:** Basement  
**Capacity:** 52 Gallons



08/14/2014 Temperature-pressure relief valve is missing. Recommend having a licensed plumber install a temperature-pressure relief valve and drain line extending to within 6" from the floor, or routed so as to drain outside.



Missing relief valve



08/14/2014 Hot water heater appears to be older than 10 years and is older than its estimated useful life. This hot water heater may need replacing at any time.



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## Electrical System

**Location of main panel:** Basement  
**Location of distribution box:** Next to main panel  
**Location of main disconnect:** Top of panel  
**Type of protection:** Circuit breakers  
**Service conductor material:** Aluminum  
**Main disconnect rating:** 150 amp breaker  
**Type of branch circuit wiring:** NM sheathed (Romex)  
**Type of branch circuit wiring:** BX

**Aluminum branch wiring present:** No                      **Grounding connection feels:** Secure  
**Double tapped breakers:** No  
**Additional room:** Yes  
**Missing covers:** No  
**15 amp breaker:** 12 Guage wire  
**20 amp breaker:** 12 Guage wire  
**30 amp breaker:** 10 Guage wire  
**Grounding observed to:** Interior ground rod



08/14/2014

At the time of the inspection it was noted that there was water in the main panel. This is a safety hazard, as well as a potential repair greater than \$1500. It is recommended that a certified electrician be contacted to evaluate and repair as needed.



Droplet of water on red wire cover



Droplet of water on bottom of bus



Droplet close up



Droplet close up



08/14/2014 Extensive rust noted in Electric Service Panel. This can be hazardous. Recommend a licensed electrician repair or replace as necessary.



Main panel



Rust



08/14/2014 Multiple outlets in house had open grounds. Three prong outlets that are ungrounded could be used with equipment that requires a ground to run properly such as computers and televisions. This could destroy such devices. Recommend a qualified contractor evaluate system and make recommendations for repair.



Missing ground



Missing ground

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## Laundry

**Location::** Basement  
**Washing machine::** Whirlpool  
**Washing machine age::** Older  
**Connections from water, drain & electric::** Noted  
**Dryer::** Whirlpool  
**Dryer age::** Older  
**Dryer power::** Electric  
**Vented to::** Exterior

**Dryer vent material::** Flexible ribbed metal  
**Operated washer and dryer::** Did not operate  
**Drain pipe & Electric:** Are too close



08/14/2014

Drain pipe for the washer and electrical outlet were in close proximity. Possibility of a fire if overflow from the drain pipe. Also, the electrical outlet for the wash machine was not GFI, and needs to be if in close proximity to water. Recommend a qualified contractor and/or electrician repair as necessary.



Drain pipe/outlet proximity



## Attic

**Attic access:** Stairs  
**How observed:** Walked thru end to end  
**Roof system:** Rafters  
**Rafters inches apart:** 16" on Center  
**Roof decking:** Plywood  
**Moisture penetration:** rust on nails  
**Attic floor framing:** Wood  
**Attic floor system:** Some flooring

**Ventilation:** Ridge vent  
**Ventilation:** Gable vent  
**Ventilation:** Soffit vent  
**Soffit vents:** Yes, but obstructed  
**Insulation location:** Floor  
**Insulation material:** Fiberglass roll/batt  
**Bathroom vent duckwork:** Noted and goes outside  
**Bathroom vent duckwork:** Noted but does not extend outside

**Insulation location:** Previously on roof, but removed



08/14/2014

At the time of the inspection it was noted that there were one or more areas of the roofs decking that was covered partially with a "black" "mold like" substance. We do not inspect for mold. It is recommended that a qualified mold specialist be contacted to investigate further, and treat and repair as necessary.



Black substance



Black "mold like" substance



Black substance



08/14/2014

It was noted at the time of the inspection that there was improper insulation/venting found in the Attic. This could lead to potential moisture build-up, which can then turn into mold if not properly vented. It is recommended that a qualified general contractor be contacted to repair as needed.



Soffit vents covered



Improper sanitation vent

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## General Interior

**Ceilings:** Drywall  
**Ceiling style:** Flat  
**Ceiling condition:** Good  
**Walls appear to be made of:** Drywall  
**Condition of walls:** Good  
**Floor coverings:** Hardwood  
**When bounced on:** A normal amount of bounce  
**Generally floors feel:** Level

**Mostly doors are following type:** Hollow core  
**Condition of doors:** Good  
**Windows were mostly:** Casement  
**Insulated glazing noted in:** Most  
**Windows appear made of:** Vinyl  
**Windows appear made of:** Metal  
**Stairs:** To basement  
**Stairs:** To attic

**Stairs condition:** Good  
**Outlets:** Three pronged and not properly grounded  
**Smoke detectors:** 1st floor only  
**Carbon Monoxide detector:** Not noted



08/14/2014

One or more open ground outlets. Recommend having a licensed electrician either replace these outlets with 2-pronged outlets, or establish a proper ground wire. NOTE: no pictures as this was previously addressed in the "electrical" section of this report.

## Kitchen

**Cabinets:** Wooden  
**Opened and closed and found:** seemed to function  
**Cabinets are secure:** Yes  
**Counter tops:** Plastic Laminate  
**Counter tops securely fastened:** Yes  
**Kitchen floor:** Vinyl  
**Dishwasher:** None noted  
**Kitchen sink:** Stainless steel

**Ran water and found:** No leaks  
**Disposal:** None  
**Refrigerator:** Kenmore  
**Refrigerator age:** Middle  
**Range:** General Electric  
**Range type:** Electric  
**Range age:** Midlife  
**Operated range and found:** Did not operate

**Oven:** Built in  
**Operated oven and found:** Did not operate  
**Ventilation:** None noted  
**Number of GFCI outlets:** Zero  
**Number of regular outlets:** Three or more



08/14/2014

No ground fault circuit interrupter (GFCI) devices (outlets or circuit breakers) are visible for the kitchen. GFCI devices help prevent electric shocks in areas that may have water present. Recommend having a qualified, licensed electrician install GFCI protection for outlets, over counter tops and around sinks.



08/14/2014

It was noted that there was no stoppers on the cabinet drawers. It is recommended that stoppers be installed to prevent injury or damage to the drawers if they fall out of place.



Each cabinet drawer needs a stopper

## Main Bathroom

**Bathroom location:** First floor hallway  
**Shower:** With tub  
**Tub:** Built in  
**Surround:** Plastic  
**Surround condition:** Good  
**Number of sinks:** One  
**Sink type:** Vanity  
**Toilet:** Flushed  
**Toilet condition:** Good  
**Floor:** Ceramic tile  
**Floor condition:** Good  
**Leaks:** None noted  
**Caulking:** Missing  
**Ventilation:** Window  
**Ventilation:** Fan  
**Outlets:** One

**GFI's:** Yes  
**Functional Flow Test:** Acceptable drop in pressure



08/14/2014 Noted missing caulk in bathtub area. This will allow water penetration to effect sub flooring and may damage wood. Recommend a qualified contractor repair or replace as necessary.



Missing caulk around cut out around the tub faucet

## Radon Test

**Results::** Will be posted after analysis by laboratory  
**Location of cannisters:** Basement  
**Results::** 2.1 pCi/L & 2.0 pCi/L  
**Radon cannisters were opened at::** 5:00 PM  
**Test start date::** August 14,2014  
**Test completion date::** August 16,2014  
**Cannisters were sealed at::** 5:00 PM

08/14/2014 Canisters were sent to testing laboratory within two hours after completion of test. Results will be posted after canisters have been analyzed.



Radon canisters

## Safety Concerns

**Outlets were tested for GFI:** Using a testing plug

**Smoke detectors noted:** On each floor

**Smoke detectors installed:** On ceiling

**Carbon Monoxide noted:** Did not observe



08/14/2014

Recommend updating all smoke detectors with new batteries or replacing entirely. All outlets near a water source(s)(kitchen, bathrooms, garage, basement) should be GFI protected. All houses should have a carbon monoxide (C/O) detector. Several C/O detectors are best. One near the heating system and hot water supply and one on each floor of the home.

The listed home inspection was limited to readily accessible areas of the home and was limited to visual observations only. Your inspector can not report on concealed defects. As a home inspector we do not move furniture, lift carpeting, or dismantle any items or equipment.

An earnest effort was made to discover all the visible defects. All of the major deficiencies observed were reported. Minor deficiencies are also included, but not all are listed. This report is based on the opinions of the home inspector only, and is not a guarantee or a warranty.

This home inspection is in accordance with the current standards of practice of the National Association of Certified Home Inspectors.

*Practice of the National Association of Certified Home Inspectors pos*