

Inspect Before You Invest



*Cutrone Sweet Home Inspections*

## Cutrone Sweet Home Inspections

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Inspected By: Greg Cutrone



## Home Inspection Report

Prepared For:

**Sample Report**

Property Address:

**Sample Report**

Inspected on Mon, May 24 2021 at 9:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

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

#### DEFINITION OF CONDITION TERMS

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

**Needs Attention/Marginal:** At the time of inspection the component is functioning but could use improvement, updating, operational maintenance, or is estimated to be nearing end of useful life.

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

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

# Report Summary

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

## Branch Circuit Wiring

---

1) Comment 36: Knob and Tube appears to have been addressed but recommend having an electrician look at it.

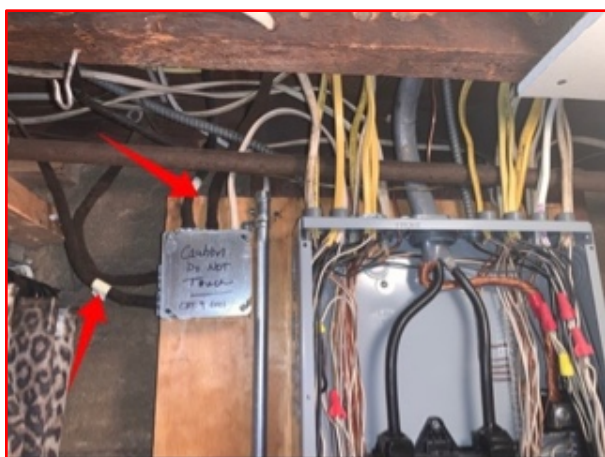


Figure 36-1

## Electrical

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2) Comment 52: The outlet in the 3rd Bedroom shows an open ground. Recommend hiring a licensed electrician to re-wire it if the line coming in is only a 2 wire ungrounded line.

(Report Summary continued)



Figure 52-1

### GFCI Protection

3) Comment 55: The outlet in the bathroom is a GFCI outlet but shows an open ground and is not tripping with my test equipment. Recommend hiring a licensed electrician to replace the existing outlet with a working GFCI outlet as necessary or re-wire it if the line coming in is only a 2 wire ungrounded line.



Figure 55-1

(Report Summary continued)

### GFCI Protection

---

4) Comment 64: The outlet in the bathroom is a GFCI outlet but is not working or tripping with my test equipment and is a safety hazard. It is also showing an open ground. Recommend hiring a licensed electrician to replace the existing outlet with a working GFCI outlet as necessary.



Figure 64-1

# General

Client's Signature:	
Property Type:	Single Family
Approximate Year Built:	1928
Year Built Based On:	Sellers Disclosure
Stories:	Two
Main/Front Door Faces:	South
Number of Bedrooms:	3
Number of Bathrooms:	2 1/2
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Buyer's Agent, Seller's Agent, Owner



## Comment 1:

Home Inspection Disclaimers (printed at the end of this report) - PLEASE READ! The client and/or his/her representative(s) acknowledge that they have read and understand these disclaimers and what is and isn't part of a home inspection. The full NYS Standards of Practice for Home Inspectors, which is the guideline this inspection and report adheres to, is available upon request.



## Comment 2:

For the purpose of this report, all references to left and right will be made as if one were facing the front of the house.



## Comment 3:

Home Inspection Disclaimers (printed at the end of this report) - PLEASE READ! The client and/or his/her representative(s) acknowledge that they have read and understand these disclaimers and what is and isn't part of a home inspection. The full NYS Standards of Practice for Home Inspectors, which is the guideline this inspection and report adheres to, is available upon request.



(General continued)



**Comment 4:**

For the purpose of this report, all references to left and right will be made as if one were facing the front of the house.

## Roofing

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

Inspection Method:

Drone

Roof Design:

Gable

Roof Covering:

3 Tab Shingle

Condition: Satisfactory





(Roofing continued)



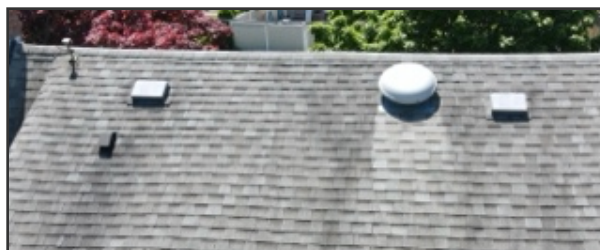
**Comment 5:**

Front Roofing shingles appeared in good working condition. Rear shingles also appeared in good working condition with some discoloration. Covered rear porch roof has broken plastic piece which should be replaced

Vent Stack:

Metal, Plastic

Condition: Satisfactory



Vent Stack Flashing:

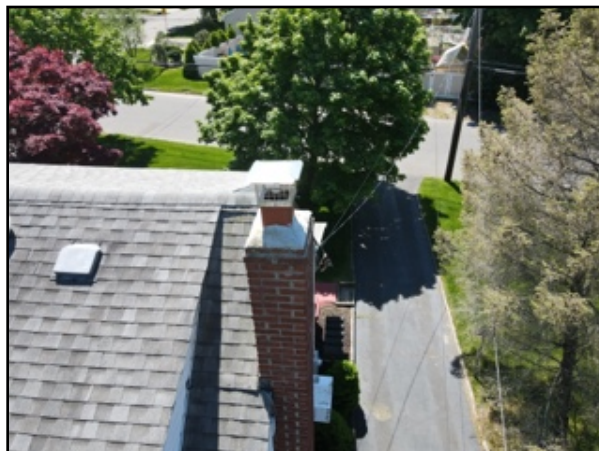
Metal

Condition: Satisfactory

(Roofing continued)

Chimney :

Masonry  
Condition: Satisfactory



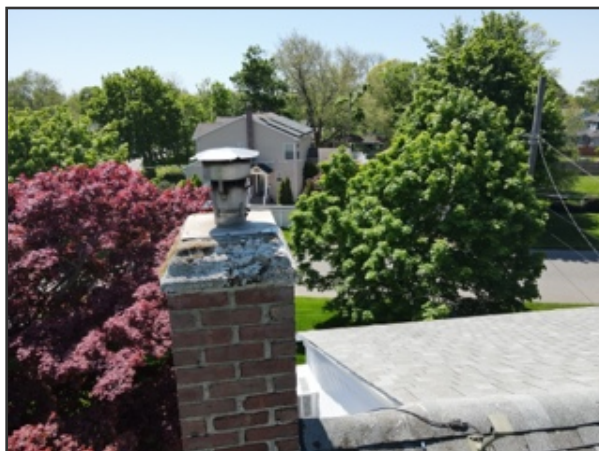
Comment 6:  
West side chimney appeared in good condition.

Chimney Flashing:

Tar/Caulk  
Condition: Repair or Replace



(Roofing continued)



Comment 7:

East side chimney has mold and deterioration on the crown as seen with red arrows in the pictures. Brick and mortar issues as seen with blue arrows. Further evaluation should be done by a chimney professional.

Gutters:

Metal

Condition: Satisfactory



Comment 8:

Gutters appeared clean and in working order. One missing screen cover as noted in the picture



(Roofing continued)



Comment 9:



Figure 9-1



Figure 9-2



Figure 9-3



Figure 9-4

(Roofing continued)



Figure 9-5

## Site Grounds

The condition of the vegetation, grading, and surface drainage that are likely to affect the building are inspected visually. Additionally, any adjacent walkways, patios/decks/stoops, driveways and/or retaining walls will also be visually inspected.

## Front

Sight Grading:

Sloped Away From House

(Front continued)

Vegetation:

Not Growing Against Structure, Well Maintained



Walkways:

Concrete  
Condition: Marginal





(Front continued)



Comment 10:

Some cracking, Does not appear to present a tripping hazard yet but could in the future.

Patio/Porch:

Concrete, Wood

Condition: Satisfactory



Stoop/Steps:

Concrete

Condition: Satisfactory



(Front continued)

Railings/Handrails/Guardrails:

Not present

Condition: Further Evaluation Required



Comment 11:

No hand or guardrails. For safety they should be installed

Driveway:

Asphalt

Condition: Marginal

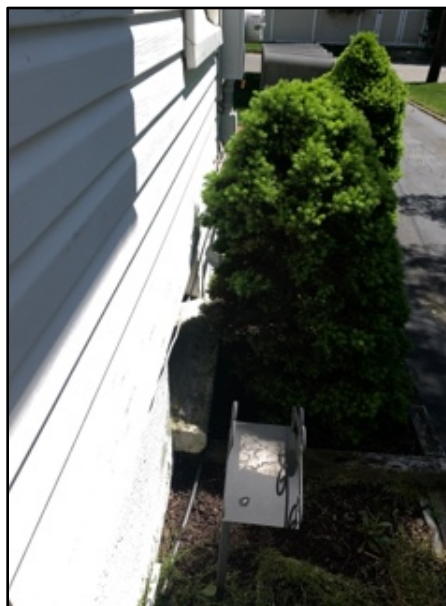


(Site Grounds continued)

## Left Side

Sight Grading:  
Vegetation:

Mostly Level  
Not Growing Against Structure, Well  
Maintained



Stoop/Steps:

Concrete  
Condition: Satisfactory



Railings/Handrails/Guardrails:

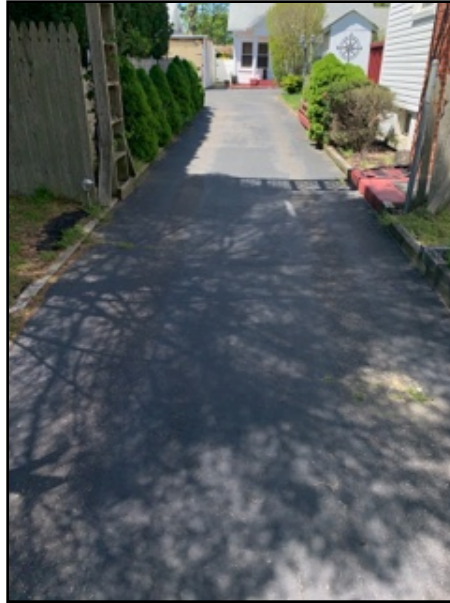
Not Present



(Left Side continued)

Driveway:

Asphalt  
Condition: Satisfactory



## Rear

Sight Grading:

Mostly Level



(Rear continued)

Vegetation:

Growing Against Structure



Comment 12:

Should be trimmed away from house to prevent damage to siding.

Walkways:

Stepping Stones

Condition: Satisfactory



(Site Grounds continued)

## Right Side

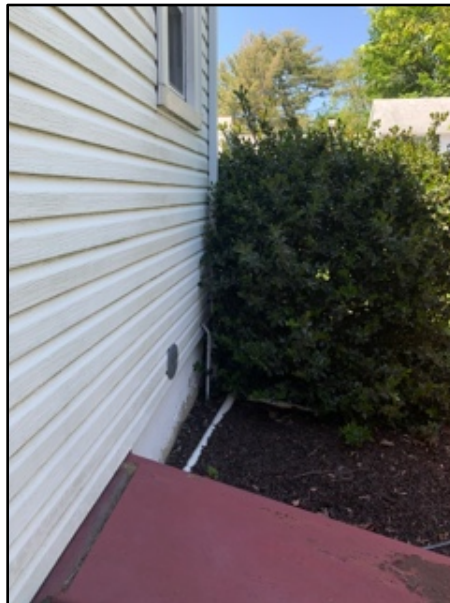
Sight Grading:

Mostly Level



Vegetation:

Growing Against Structure



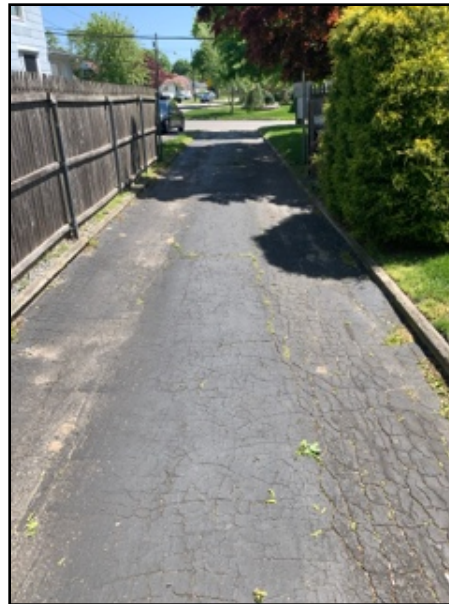


(Right Side continued)

Driveway:

Asphalt

Condition: Repair or Replace



Comment 13:

There are gully's were heavy equipment trucks have traveled on the driveway also causing cracking. This should be repaired before it needs to be replaced

## Home Exterior

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

## Front

(Front continued)

Exterior Covering:

Vinyl Siding  
Condition: Satisfactory



Soffit/Facia/Trim:

Vinyl  
Condition: Satisfactory



Comment 14:  
One section pulling away.

(Front continued)

Windows:

Vinyl

Condition: Satisfactory



Gutters and Downspouts:

Metal

Condition: Satisfactory



Entry Doors:

Wood

Condition: Satisfactory

(Front continued)

GFCI Outlets:

Yes, Covered  
Condition: Satisfactory



## Left Side

Exterior Covering:

Vinyl Siding  
Condition: Satisfactory



(Left Side continued)

Soffit/Facia/Trim:

Vinyl

Condition: Satisfactory

Windows:

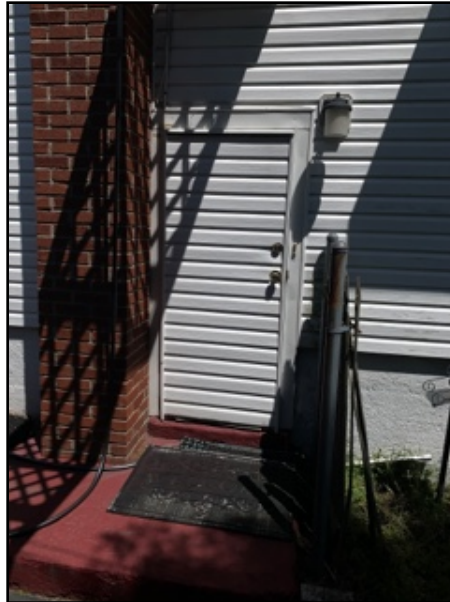
Vinyl

Condition: Satisfactory

Entry Doors:

Wood

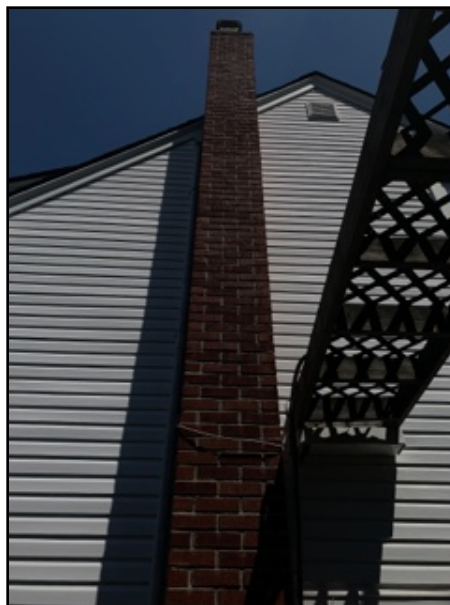
Condition: Satisfactory



Chimney:

Masonry

Condition: Satisfactory





(Home Exterior continued)

# Rear

Exterior Covering:

Vinyl Siding  
Condition: Satisfactory

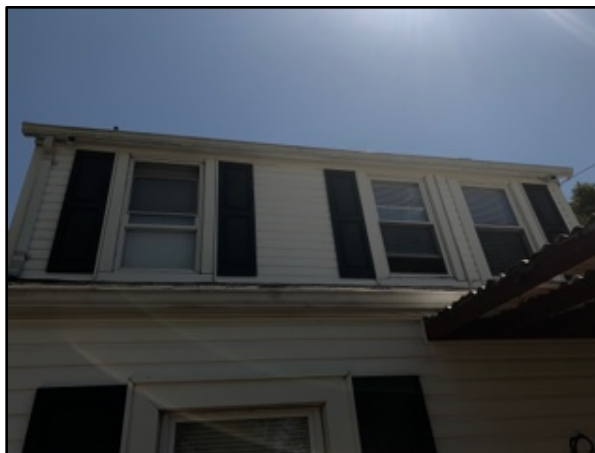


Soffit/Facia/Trim:

Vinyl  
Condition: Satisfactory

Windows:

Vinyl  
Condition: Satisfactory





(Rear continued)

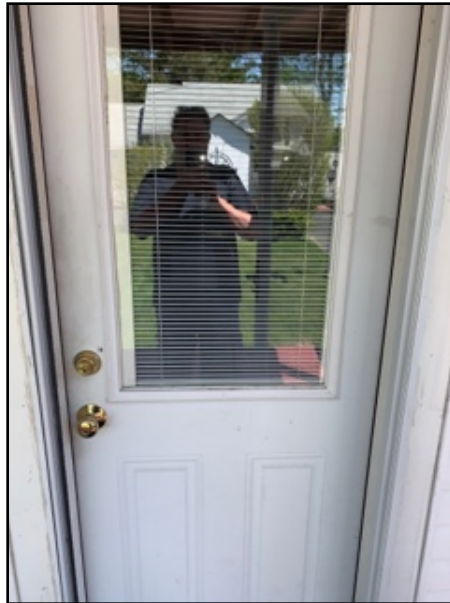
Gutters and Downspouts:

Metal  
Condition: Satisfactory



Entry Doors:

Fiberglass  
Condition: Satisfactory



(Rear continued)

GFCI Outlets:

Yes, Covered  
Condition: Satisfactory



Balcony/Deck:

Wood  
Condition: Marginal



Comment 15:  
Needs cosmetic attention.



Figure 15-1

(Rear continued)

Railing/Handrail/Guardrail:

Wood

Condition: Repair or Replace



Comment 16:

The guardrails are not secure and the handrails are missing.

## Right Side

Exterior Covering:

Vinyl Siding

Condition: Repair or Replace



(Right Side continued)



Comment 17:

Mildew is growing on the siding which should be washed off.

Soffit/Facia/Trim:

Vinyl

Condition: Satisfactory

Windows:

Vinyl

Condition: Satisfactory

Gutters and Downspouts:

Metal

Condition: Satisfactory



Comment 18:

Draining away from the house :).

(Right Side continued)

Chimney:

Masonry  
Condition: Satisfactory



## Attic

If there is no safe way to walk or other adverse conditions exist, the inspector is not obligated to enter the Attic. Also limited to areas that are not impeded by or concealed by walls, floors, furnishings or stored items.

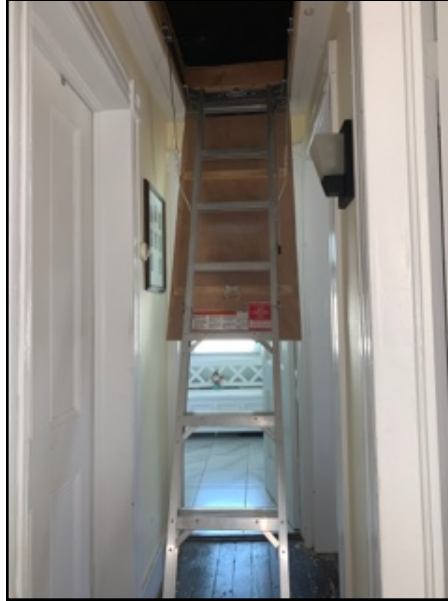


(Attic continued)

Attic Entry Location:

Hallway

Condition: Satisfactory



Inspection Method:

Inside, From Opening

Condition: Satisfactory



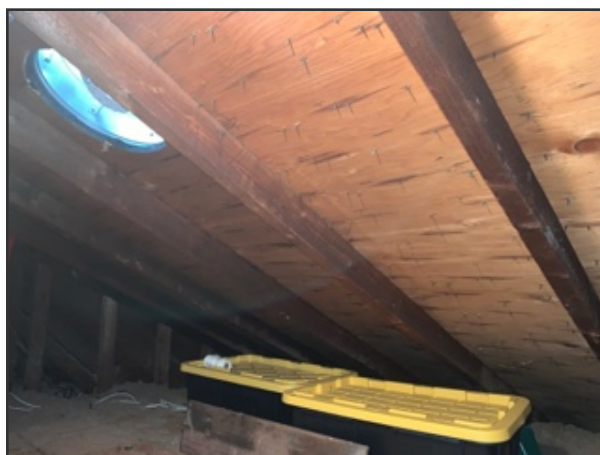


(Attic continued)



Roof Framing Type:

Joists and Rafters  
Condition: Satisfactory



Roof Deck Material:

Plywood  
Condition: Satisfactory

Insulation:

Blown In Cellulose  
Condition: Further Evaluation Required

(Attic continued)



Comment 19:  
Mostly under plywood floor.



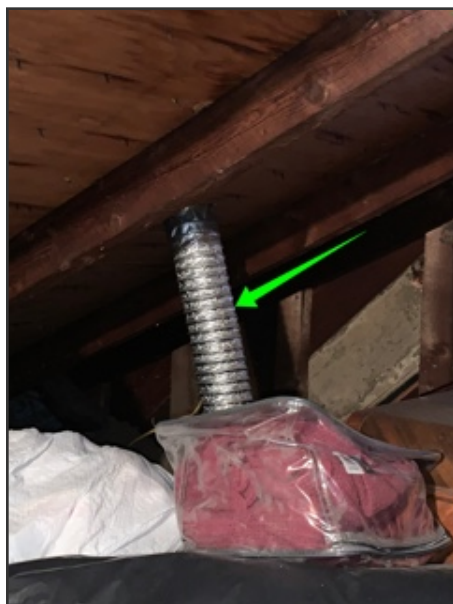
Figure 19-1

Ventilation:

Gable End Vent, Low Profile Roof Vent, Power Fan Vent  
Condition: Satisfactory



(Attic continued)



Comment 20:

Venting duct from bathroom going out rooftop.



Comment 21:

No signs of moisture or wdo damage at time of inspection.

## Basement | Structure

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

The Basement inspection is limited to readily accessible areas that are not impeded by or concealed by walls, floors, furnishings or stored items to include, but not limited to, access to windows, electrical outlets, etc.

Foundation Types:

Basement

(Basement | Structure continued)

Foundation Material:

Concrete Block

Condition: Further Evaluation Required



Comment 22:

The only area of basement not finished. There appears to have been some repairs. Recommend a professional come to evaluate



Figure 22-1

(Basement | Structure continued)

Signs of Water Penetration:



Efflorescence

Condition: Further Evaluation Required



Comment 23:

It appears homeowner has attempted to remedy this situation by rerouting the gutter downspout.

Prior Waterproofing:

Surface Patches, Gutter type drain

Condition: Satisfactory

Floor Structure:

Not Inspected



(Basement | Structure continued)



Comment 24:  
Carpeting covered entire basement floor.



Figure 24-1

Subflooring:

Solid Wood Plank  
Condition: Satisfactory



(Basement | Structure continued)



Comment 25:

This is the only section of subfloor viewable as ceiling was covered with paneling.

Wall Structure:

Not Inspected



Comment 26:

Sheetrock covered all walls.



Comment 27:

Portions of the basement | structure were not inspected. Walls covered by Sheetrock

## Water Service | Sewer Service

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

Water Pressure:

psi

(Water Service | Sewer Service continued)



Comment 28:

Water Pressure should fall between 30-80 psi. Ideally it would fall between 60-70 psi.

Water Service:

Public

Location of Main Water Shutoff:

At Meter



Supply Pipe Material:

Galvanized

Condition: Marginal



Comment 29:

Galvanized pipe entering the building from the street. Although the water pressure is 60psi, the pipe will continue to shrink and restrict the flow thereby decreasing the psi.

(Water Service | Sewer Service continued)

Electrical Grounding Wire: Yes



Sewer System: Cesspool  
Waste Pipe Material: Cast Iron  
Condition: Satisfactory

## HVAC

HVAC System Type: Package Unit



(HVAC continued)

Thermostat(s): Analog  
Condition: Satisfactory  
Thermostat Locations: Basement, First Floor, Second Floor

## Heating

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

Location: Basement  
Type of Equipment: Boiler - Hot Water  
Condition: Satisfactory  
Manufacturer: Burnham Hydronics



Heating Fuel: Natural Gas  
Condition: Satisfactory  
Fuel Disconnect: In Same Room  
Condition: Satisfactory



(Heating continued)

Type of Distribution:

Copper Pipes  
Condition: Satisfactory



Input BTUs:

96000

Output BTUs:

Not Listed

Approximate Mfg Date:

2007

Output Temperature:

Max Water Temp 250 degrees

Drywall Above Unit:

No

Condition: Needs Attention/Marginal



Comment 30:

For additional safety there should be at least a 5/8" piece of sheet rock above the unit.

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

(HVAC continued)

## Cooling

The cooling system is inspected by operation of the equipment by normal controls (thermostats, etc) to determine general condition NOT life expectancy. Also, the AC will not be turned on if outside temperatures are below 60 degrees as damage could occur.

The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Type of Equipment:

In Wall

Condition: Satisfactory



Comment 31:  
Friedrich.

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

# Water Heater

For additional safety there should be at least a 5/8" piece of sheet rock above the unit.

Manufacturer:

General Electric



Fuel:

Natural Gas

Fuel Disconnect:

Within Sight of Equipment

Condition: Satisfactory



Capacity:

40 gal

(Water Heater continued)

Temp/Pressure Relief Valve: Present with Blow-Off Leg  
Condition: Marginal



Comment 32:  
Should extend to 6" above the floor for safety reasons.

Approx Mfg Date: 2006  
Seismic Straps Installed: No  
Condition: Repair or Replace



Comment 33:  
In the event of an earthquake, straps will prevent the tank from moving, cause damage and possible gas leak.



Comment 34:

Water Heaters over 5 years old should be checked, cleaned and serviced by a licensed contractor.

# Electrical

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

Type of Service:

Overhead



Ground Rod(s):

Present

Condition: Satisfactory





Sample Report

(Electrical continued)

Meter Tag:

Yes

Condition: Satisfactory

Main Disconnect Location:

Service Panel



Service Panel Location:

Basement

Service Panel Manufacturer:

Murray

Condition: Satisfactory



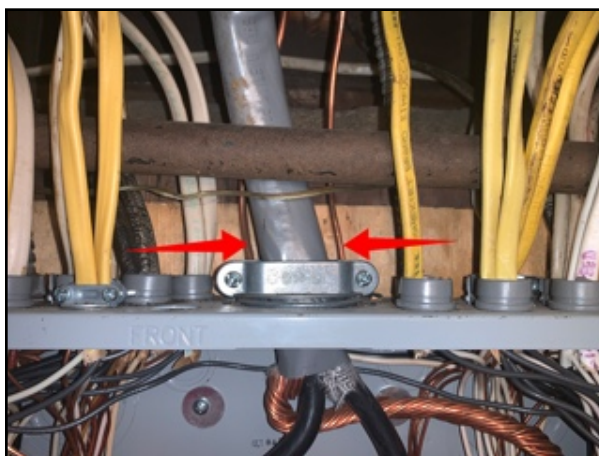
# Sample Report

(Electrical continued)

Service Line Material: Copper  
Condition: Satisfactory  
Service Voltage: 240 volts  
Service Amperage: 200 amps



Service Panel Ground: Cold Water Pipe



Comment 35:

Service panel ground wires. Right side goes outside to grounding wire. Left side goes to cold water pipe

Overcurrent Protection: Breakers  
Condition: Satisfactory  
Branch Circuit Wiring: Knob and Tube  
Condition: Further Evaluation Required

(Electrical continued)



Comment 36:

Knob and Tube appears to have been addressed but recommend having an electrician look at it.

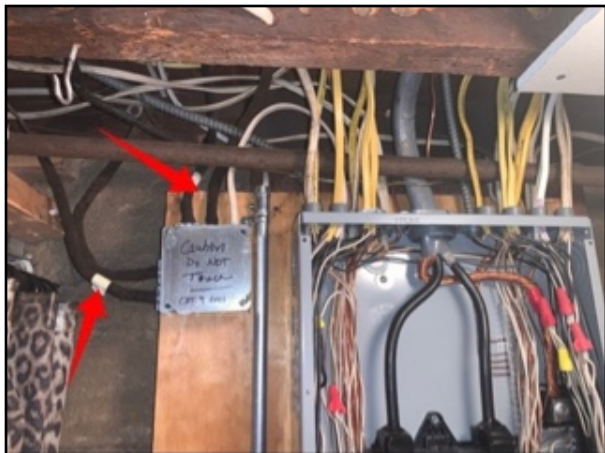
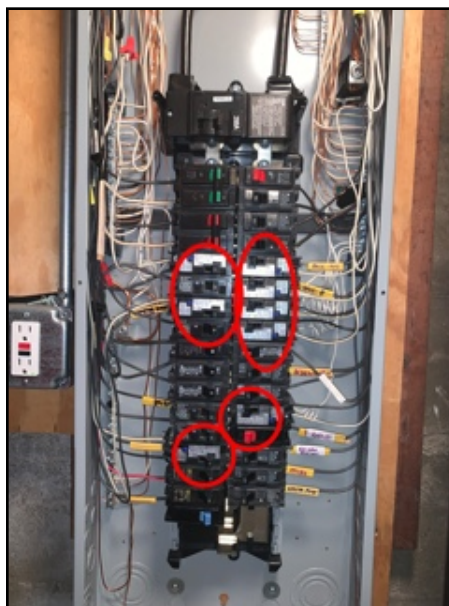


Figure 36-1

GFCI/AFCI Breakers:

Yes

Condition: Satisfactory



(Electrical continued)



Comment 37:  
Circled breakers are AFCI's.

Smoke Detectors: 9 volt Battery Type  
Condition: Satisfactory

## Interior - Hallways And Staircases

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

Floors: Wood Laminate  
Condition: Satisfactory

Walls & Ceilings: Painted Drywall/Plaster  
Condition: Satisfactory

Window Types: Double Hung  
Condition: Satisfactory

Window Materials: Vinyl


Entry Door Types: Hinged  
Condition: Satisfactory


Entry Door Materials: Wood



(Interior - Hallways And Staircases continued)

Interior Door Materials: Wood  
Smoke/Fire/CO Detector Locations: Living/Dining/Family Room, Upstairs Hallway, Basement

 Comment 38:  
The detectors have not been tested. It is recommended that you purchase all new detectors and place them in the appropriate places throughout the residence as soon as possible.

 Comment 39:  
The detectors have not been tested. It is recommended that you purchase all new detectors and place them in the appropriate places throughout the residence as soon as possible.

Smoke/Fire/CO Detector Types: 9v Battery  
Stairwells: Between Basement & 1st Floors, Between 1st & 2nd Floors  
Condition: Satisfactory






(Interior - Hallways And Staircases continued)

## Fireplace

Location:	Living Room
Fireplace Material:	Condition: Satisfactory
	Manufactured
	Condition: Satisfactory
Lintel:	Not Inspected


 Comment 40:  
Covered by Pellet Stove Surround.

Damper:	Not Inspected
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 Comment 41:  
Pellet Stove Insert.

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 Comment 42:  
My recommendation is to have the flue cleaned and inspected by a licensed/certified chimney contractor prior to use.

(Fireplace continued)



Comment 43:

My recommendation is to have the flue cleaned and inspected by a licensed/certified chimney contractor prior to use.



Comment 44:

Portions of the fireplace were not inspected as the pellet stove insert was there.

There should always be a Smoke/CO Detector in the same room as the fireplace.

## Kitchen

Cabinets:

Laminated

Condition: Satisfactory



Comment 45:

All drawers and doors functioned, some better than others.

Sample Report

(Kitchen continued)

Countertops:

Laminated  
Condition: Satisfactory



Sink:

Single  
Condition: Satisfactory



(Kitchen continued)

Plumbing:

High Loop for Dishwasher, Clamped Connections



Comment 46:

High loop for dishwasher not secure or high enough.  
S trap functional but should be replaced with a P trap

Electric:

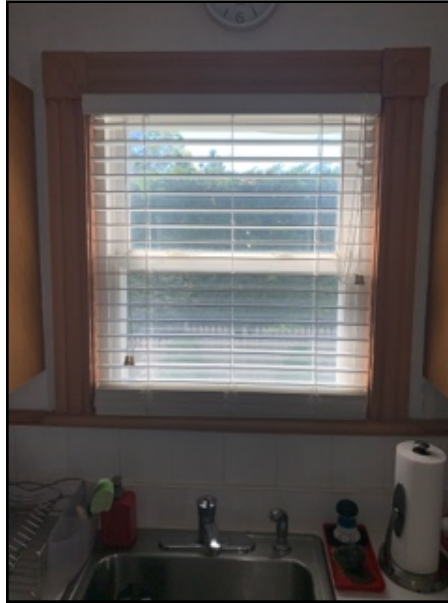
GFCI Protected  
Condition: Satisfactory



(Kitchen continued)

Windows:

Double Hung  
Condition: Satisfactory



## Appliances

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



(Appliances continued)

Oven:

Samsung  
Condition: Satisfactory



Cooktop:

Samsung  
Condition: Satisfactory



(Appliances continued)

Exhaust Hood:

Broan  
Condition: Satisfactory



Refrigerator:

Frigidaire  
Condition: Satisfactory



(Appliances continued)

Dishwasher:

Kitchen Aid  
Condition: Satisfactory



Microwave:

Panasonic  
Condition: Satisfactory



Comment 47:  
Microwave tested showed working.

(Appliances continued)

Disposal:

Waste King  
Condition: Satisfactory



## Living Room

The Living Room inspection is limited to readily accessible areas that are not impeded by or concealed by carpets, furnishings or stored items to include, but not limited to, access to windows, electrical outlets, etc.

(Living Room continued)

Flooring:

Laminate  
Condition: Satisfactory



Walls & Ceiling:

Drywall/Plaster  
Condition: Satisfactory





(Living Room continued)

Electrical:

Switches and Outlets, Light Fixture, Ceiling Fan  
Condition: Satisfactory



Windows:

Double Hung  
Condition: Satisfactory

Door Type:

Hinged, Bi-Fold  
Condition: Satisfactory

Heat Source:

Baseboard  
Condition: Satisfactory



# Dining Room

The Dining Room inspection is limited to readily accessible areas that are not impeded by or concealed by carpets, furnishings or stored items to include, but not limited to, access to windows, electrical outlets, etc.

Flooring:

Laminate

Condition: Satisfactory



Walls & Ceiling:

Not Present



(Dining Room continued)



Comment 48:

Not sure why a drop ceiling was placed in the dining room but no current signs of moisture were present.

Electrical:

Switches and Outlets, Light Fixture  
Condition: Satisfactory



(Dining Room continued)

Windows:

Double Hung  
Condition: Satisfactory



Heat Source:

Baseboard  
Condition: Satisfactory



## Family Room

The Family Room inspection is limited to readily accessible areas that are not impeded by or concealed by carpets, furnishings or stored items to include, but not limited to, access to windows, electrical outlets, etc.

## Bedrooms

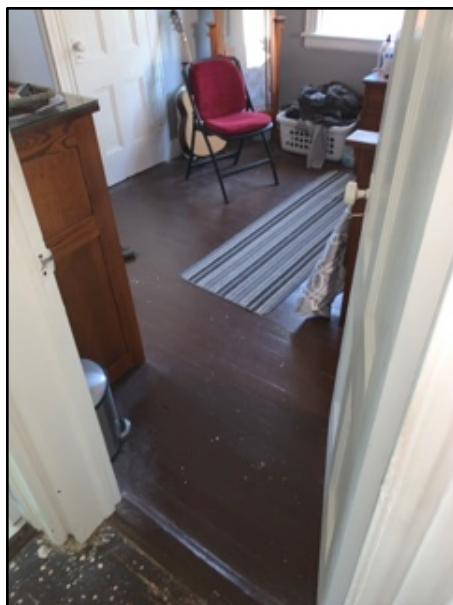
All Bedroom inspections are limited to readily accessible areas that are not impeded by or concealed by carpets, furnishings or stored items to include, but not limited to, access to windows, electrical outlets, etc.

### Bedroom #1 Master

Flooring:

Wood

Condition: Satisfactory

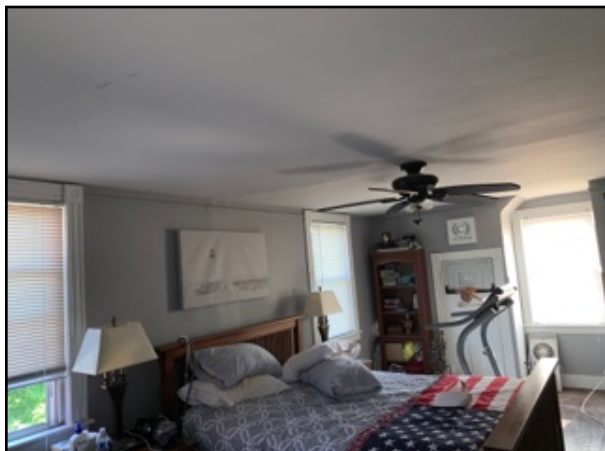




(Bedroom #1 Master continued)

Walls & Ceiling:

Drywall/Plaster  
Condition: Satisfactory



Electrical:

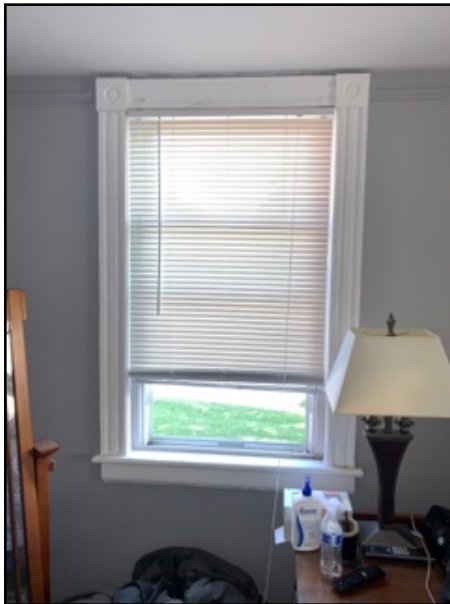
Switches and Outlets, Light Fixture, Ceiling Fan  
Condition: Satisfactory



(Bedroom #1 Master continued)

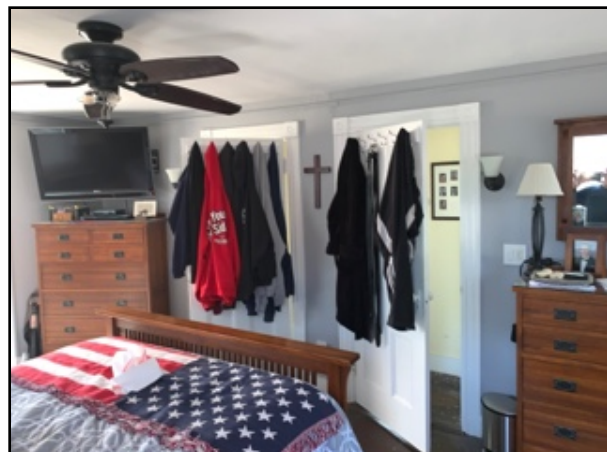
Windows:

Double Hung  
Condition: Satisfactory



Doors:

Hinged  
Condition: Satisfactory



(Bedroom #1 Master continued)

Heat Source:

Baseboard  
Condition: Satisfactory



Comment 49:

Bedrooms 1 & 2 were combined to form one master bedroom as evidenced by the unfinished flooring running down the middle of the room.



Comment 50:



Figure 50-1

(Bedrooms continued)

## Bedroom #2



Comment 51:

## Bedroom #3

Flooring:

Wood

Condition: Satisfactory



(Bedroom #3 continued)

Walls & Ceiling:

Drywall/Plaster  
Condition: Satisfactory



Electrical:

Switches and Outlets, Light Fixture, Ceiling Fan  
Condition: Repair or Replace



Comment 52:

The outlet in the 3rd Bedroom shows an open ground. Recommend hiring a licensed electrician to re-wire it if the line coming in is only a 2 wire ungrounded line.



Figure 52-1



(Bedroom #3 continued)

Windows:

Double Hung  
Condition: Satisfactory



Doors:

Hinged  
Condition: Satisfactory

Heat Source:

Not Inspected



Comment 53:  
Inaccessible.



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Comment 54:  
Bedroom 3 is currently used as an office.

**Bedroom #4**

**Bedroom #5**

# Bathrooms

All Bathroom inspections are limited to readily accessible areas that are not impeded by or concealed by carpets, furnishings or stored items to include, but not limited to, access to windows, electrical outlets, etc.

Plumbing note: we do not test water shut off valves at sinks, toilets, and laundry connections. Lack of use and age can cause leaks, and some may be stuck or frozen, which would require re-packing of o-rings or replacement. We do not want to create potential leaks that can cause damage to the property. If there are older gate or twist style valves, replacing these with modern teflon packed, lever type valves is suggested.

## Bathroom #1 Master

Location:

Second Floor

Sink(s):

Single Vanity

Condition: Satisfactory



(Bathroom #1 Master continued)

Toilet:

Standard Tank  
Condition: Satisfactory



Bath Tub:

Recessed  
Condition: Satisfactory

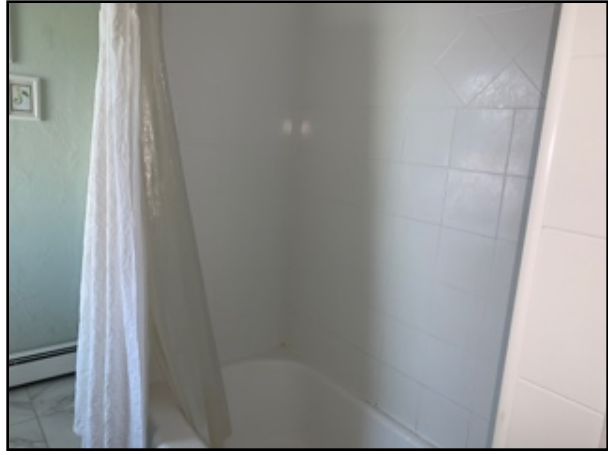


(Bathroom #1 Master continued)

Tub Surround:

Tile

Condition: Satisfactory



Shower:

In Tub

Condition: Satisfactory

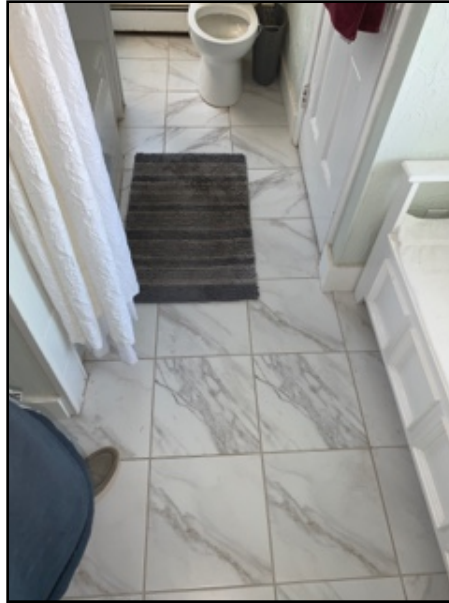


(Bathroom #1 Master continued)

Floor:

Tile

Condition: Satisfactory



Ventilation Type:

Ventilator, Window

Condition: Satisfactory





(Bathroom #1 Master continued)



GFCI Protection:

Outlets, Lights

Condition: Repair or Replace



Comment 55:

The outlet in the bathroom is a GFCI outlet but shows an open ground and is not tripping with my test equipment. Recommend hiring a licensed electrician to replace the existing outlet with a working GFCI outlet as necessary or re-wire it if the line coming in is only a 2 wire ungrounded line.

(Bathroom #1 Master continued)



Figure 55-1

Functional Flow Test:

Passed

Condition: Satisfactory



(Bathroom #1 Master continued)



Comment 56:

A Functional Flow Test is conducted by turning the water on in the sink(s) and shower/tub and then flushing the toilet. There should be no decrease in the water pressure from any faucets.



Comment 57:

A Functional Flow Test is conducted by turning the water on in the sink(s) and shower/tub and then flushing the toilet. There should be no decrease in the water pressure from any faucets.

Functional Drain Test:

Passed

Condition: Marginal



Comment 58:

A Functional Drain Test is conducted by draining water from the sink(s) and shower/tub simultaneously to see if the water drains from each at a reasonable rate.



Comment 59:

A Functional Drain Test is conducted by draining water from the sink(s) and shower/tub simultaneously to see if the water drains from each at a reasonable rate.



Comment 60:

Draining a little slow but not restricted. Possibly due to older plumbing as exemplified by the S Trap under the sink

## Bathroom #2

Location:

Basement

(Bathroom #2 continued)

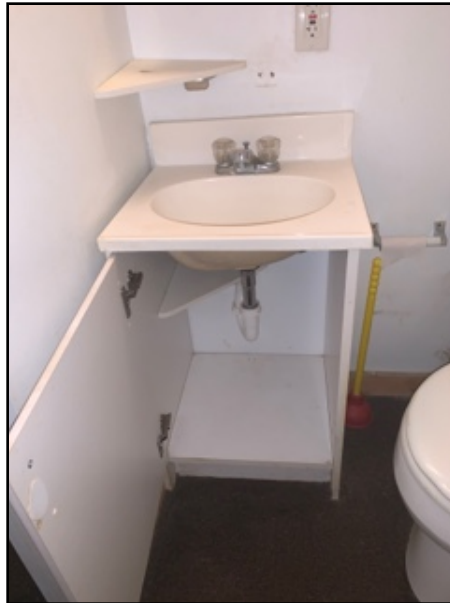
Shower:

Stall  
Condition: Satisfactory



Sink(s):

Single Vanity  
Condition: Satisfactory



(Bathroom #2 continued)

Toilet:

Standard Tank  
Condition: Further Evaluation Required



Comment 61:

Repair kit on top of toilet tank indicating there may need to be repairs to this toilet.

Shower Walls:

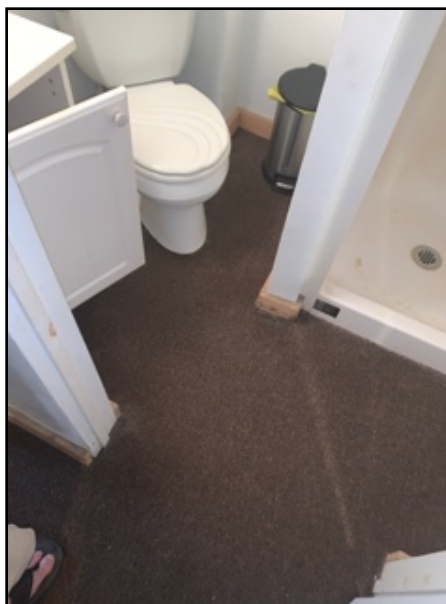
Fiberglass  
Condition: Satisfactory



(Bathroom #2 continued)

Floor:

Carpet  
Condition: Satisfactory



Ventilation Type:

Not Present



Comment 62:

Recommend adding some type of ventilation to prevent mildew etc.

GFCI Protection:

Outlets  
Condition: Satisfactory



(Bathroom #2 continued)



Comment 63:

Water was turned off to this bathroom so unable do any water tests.

## Bathroom #3

Location:

Off Dining Room

Sink(s):

Single Vanity

Condition: Satisfactory



(Bathroom #3 continued)

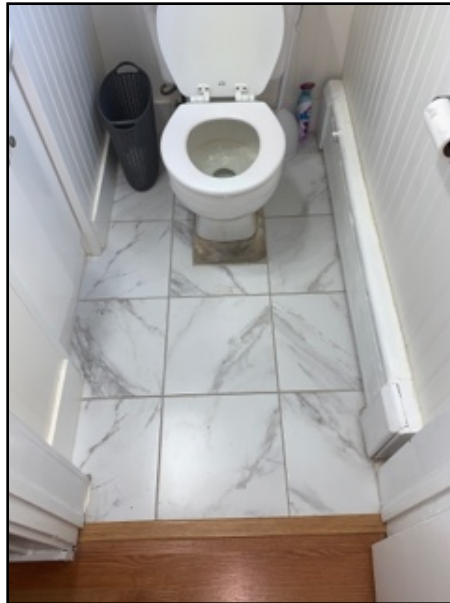
Toilet:

Standard Tank  
Condition: Satisfactory



Floor:

Tile  
Condition: Satisfactory



(Bathroom #3 continued)

Ventilation Type:

Window

Condition: Satisfactory



GFCI Protection:

Outlets, Lights

Condition: Repair or Replace



Comment 64:

The outlet in the bathroom is a GFCI outlet but is not working or tripping with my test equipment and is a safety hazard. It is also showing an open ground. Recommend hiring a licensed electrician to replace the existing outlet with a working GFCI outlet as necessary.

(Bathroom #3 continued)

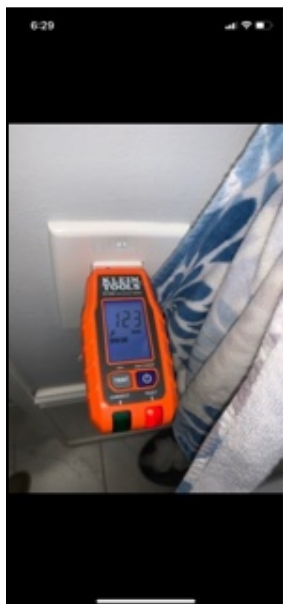


Figure 64-1

Functional Flow Test: Pass



Comment 65:

A Functional Flow Test is conducted by turning the water on in the sink(s) and shower/tub and then flushing the toilet. There should be no decrease in the water pressure from any faucets.



Comment 66:

A Functional Flow Test is conducted by turning the water on in the sink(s) and shower/tub and then flushing the toilet. There should be no decrease in the water pressure from any faucets.

Functional Drain Test: Pass



Comment 67:

A Functional Drain Test is conducted by draining water from the sink(s) and shower/tub simultaneously to see if the water drains from each at a reasonable rate.



(Bathroom #3 continued)



Comment 68:

A Functional Drain Test is conducted by draining water from the sink(s) and shower/tub simultaneously to see if the water drains from each at a reasonable rate.



Comment 69:

Half Bath on Ground Floor.

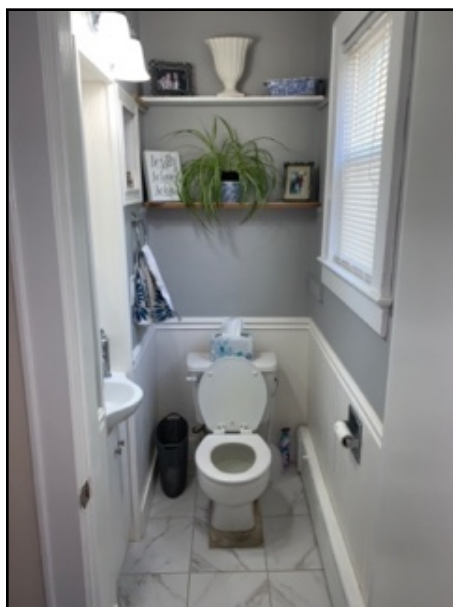


Figure 69-1

## Laundry

The Laundry Room inspection is limited to readily accessible areas that are not impeded by or concealed by furnishings or stored items to include, but not limited to, access to windows, electrical outlets, etc.

Location:

Kitchen

Condition: Satisfactory

Dryer Venting:

To Exterior

Condition: Satisfactory

# Sample Report

(Laundry continued)

GFCI Protection:

Could not access  
Condition: Further Evaluation Required

Laundry Hook Ups:

Yes  
Condition: Satisfactory



Washer:

Samsung  
Condition: Satisfactory



(Laundry continued)



Comment 70:  
Initiated a cycle.

Dryer:

Samsung  
Condition: Satisfactory



Comment 71:  
Initiated a cycle.

**Wood Destroying Organisms - Form NPMA-33**

**Signed Pre-Inspection Agreement**

## HOME INSPECTION DISCLAIMERS - PLEASE READ & ACKNOWLEDGE

By accepting this report the client and/or his/her representative(s) acknowledge that they have read and understand these disclaimers and what is and isn't part of a home inspection.

1: Cutrone Sweet Home Inspections provides a visual mold inspection as part of the overall home inspection and will report any substance that appears to be mold from readily accessible areas. The only true way to determine if mold is present is to have a certified mold company/specialist inspect and test for mold. Any mention of mold in this report should be considered a recommendation to inspect and test for mold.

2: Numerous areas of the structure such as attics, basements, crawlspaces, walls, floors and other surfaces may have been inaccessible or obstructed during the inspection by furniture and/or stored items. Cutrone Sweet Home Inspection makes every attempt to do the most thorough inspection while being non-intrusive, as mandated by State law.

3: This report is not a guarantee or warranty as to the absence of wood destroying organisms, nor is it a guarantee that the inspector found all areas where wood destroying organisms dwell, or any damage that may exist. Wood destroying organisms may exist in concealed or inaccessible areas. This report is not a structural integrity report and there is no warranty, expressed or implied, included in this report.

4: Cutrone Sweet Home Inspections performs a level 1 fireplace inspection as part of the general home inspection. It is recommended that any single family home, multi-family home, condo or town home that has a fireplace or wood burning stove get a level 2 fireplace inspection by a licensed fireplace contractor/inspector prior to use. Do not use your fireplace until you have had it fully inspected. Cutrone Sweet Home Inspections is not licensed or certified to do a full level 2 fireplace inspection nor is it part of the general home inspection services we provide or mandated by NY State guidelines.

5: Recommendation: After moving into the house, it is strongly recommend to have the locks changed or re-keyed if applicable. Over the years, previous owners may have distributed the keys to family and friends. A new set of locks would ensure privacy and security. If the house has remote garage door openers, we also recommend changing the access code(s) as well.

6: Property disclaimer: This home inspection does not determine the boundaries of the property or whether appropriate permits for additions or improvements have been obtained and closed out with the local Building Department. Also, this report does not address title or zoning issues, easements, covenants, deed restrictions and the like. These issues should be addressed by your title search company and/or your Attorney. This report does not determine the value of the property or the comparative value to similar homes in or around the area. A "competitive market analysis" (CMA) can be obtained from your Realtor.

7: Subpart 197 4. State code of ethics and regulations for home inspectors:

#### Section 197-5.16 Limitations and Exclusions

(A). Home inspectors are not required to observe any item that is concealed or not readily accessible to the home inspector. The home inspector is not required to move furniture, personal or stored items, with floor coverings, move attached wall or ceiling coverings or panels, or perform any test or procedure which could damage or destroy the item being evaluated.

(B). Home inspectors are not required to observe appliances, recreational facilities, alarm systems, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.

(C). Home inspectors shall not be required to determine the presence or absence of any suspected hazardous substance including but not limited to, latent service and/or sub surface volatile organic compounds, PCB's, asbestos, urea formaldehyde insulation, toxins, carcinogens, diseases, wood destroying organisms, mold, hazardous plants, illicit drugs or drug making equipment, lead paint, noise or contaminants in soil, water, air quality, wetlands or any other environmental hazard.

(D). Except as otherwise necessary and required by this standards of practice, home inspectors are not required to use special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment.

(E). Home inspectors are not required to report on real property, geological, environmental or hazardous-waste conditions, manufacturer recalls for conformance of proper manufacture installation of any component or system, or information contained in



consumer protection bulletins. Home inspectors are not required to report upon past or present violations of code, ordinances or regulations.

(F). Home inspectors are not required to provide an inspection of any condominium common component or system, or to evaluate condominium reserve accounts.

(G). Home inspectors are not required to enter any residential building or area of a building that, in the opinion of the home inspector, is dangerous to the safety of the home inspector or others or that will result in damage to the property, it's systems or components.

(H). Home inspector shall not be required to enter any area or perform any procedure which, in the opinion of the home inspector, may damage the property or its components.

(I). Home inspectors shall not be required to observe any system or component that is not included in this standards of practice.

(J). Home inspections performed in accordance with these standards of practice are not technically exhaustive and are not required to identify concealed conditions, latent defects or consequential damages.

(K). Home inspectors are not required to determine:

1. Conditions of systems or components that are not readily accessible.
2. The remaining life expectancy of any system or component.
3. The strength, accuracy, effectiveness or efficiency of any system or component.
4. The causes of any condition or deficiency.
5. The methods, materials or costs of corrections.
6. The future condition of a system or component including, but not limited to, the failure of the system and/or components.
7. The suitability of the property for any specialized use.
8. The advisability of purchase of the property.
9. The presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold like substances.
10. The presence of any environmental hazard including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water and air.
11. The effectiveness of any system installed or method utilized to control or remove

suspected hazardous substances.

12. Operating costs of systems or components.
13. Acoustical properties of any system or component.
14. Soil conditions related to geotechnical or hydrologic specialties.

(L). Home inspectors are not required to offer:

1. To perform work in any trade or profession other than home inspection.
2. Warranties or guarantees of any kind.

(M). Home inspectors are not required to operate:

1. Any system or component that is shut down or otherwise inoperable.
2. Any system or component that does not respond to normal operating controls and shall not be required to dismantle any system or component, except as explicitly required by these standards of practice.
3. Shut off valves or manual stop valves.
4. Any system or component that, in the opinion of the home inspector, is dangerous to the home inspector or other persons, or will result in damage to the residential building, it's systems or its components.

(N). Home inspectors are not required to observe:

1. Concealed spaces or components for underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or otherwise.
2. Items that have not been installed.
3. Installed decorative items.
4. Items that are not entered in accordance with subdivision 15 of this section.
5. Detached structures other than garages and carports.

(O). Home inspectors shall not be required to describe or report on any system or component that is not included in these standards of practice and was not inspected.

(P). Home inspectors shall not be required to move personal property, furniture, equipment, plants, soil, snow, ice or debris.

(Q). These standards of practice are not Intended to limit home inspectors from excluding

systems and components from the home inspection if requested by the client.

8: A home inspection and resulting report is a snapshot in time. It conveys the home's condition only for the date and time of the inspection. Numerous changes can and may have occurred in the home between the inspection date and when you move in. I am always here to assist you with any questions or problems that may arise.

9: If you're reading this report but did not hire me (Cutrone Sweet Home Inspections) to perform the original inspection, please note that it is likely the conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of the home inspection is insignificant compared to the value of the home. Protect your family and your investment, please call me directly at 516-901-2000 to discuss any part of the report for this property, and to arrange for continued re-inspections in the future.